



Warehouse / Industrial Unit TO LET

4,133 sq ft

**Unit B01 Leyton Industrial Village,
Argall Avenue, London E10 7QE**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

Leyton Industrial Village forms part of the Argall Trading Estate on Argall Avenue, access to which is gained via Lea Bridge Road (A104). Lea Bridge Road (A104) provides access to North Circular Road (A406) at the Water Works Roundabout, linking to M11 and M25 Motorways and to the A12 to the south.

New Spitalfields Market and the Olympic Park are approximately one and a quarter miles to the south.

Excellent public transport routes include the nearby Lea Bridge Overground station as well as bus routes along Lea Bridge Road (A104).



Description

The property comprises a modern end of terrace single storey unit of portal frame construction with excellent loading and access at both the front and rear of the building. The property benefits from the following amenities:

- Portal frame construction
- Two full height loading doors
- Personnel Door
- 6 meter clear internal eaves height
- Lighting to Warehouse
- Dedicated yard area
- Allocated parking at the front of the unit
- 3 phase power supply
- Male and Female WC's
- Gated development with out of hours security

Floor Area

4,133 sq ft

Lease

The property is available on a new lease for a term by arrangement. The lease will be contracted outside of the Landlord & Tenant Act 1954.

Rent

£76,460.50 per annum exclusive

Business Rates

Business rates are payable to the London Borough of Waltham Forest.

Service Charge

£7,090 plus VAT (2020/21)

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection by interested parties shortly.

Legal Costs

Each party is responsible for their own legal costs in relation to this transaction.

Viewing/Further Information

Strictly by appointment through sole agents:



Ben Pater
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020 7474 9898



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020 7474 9898

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