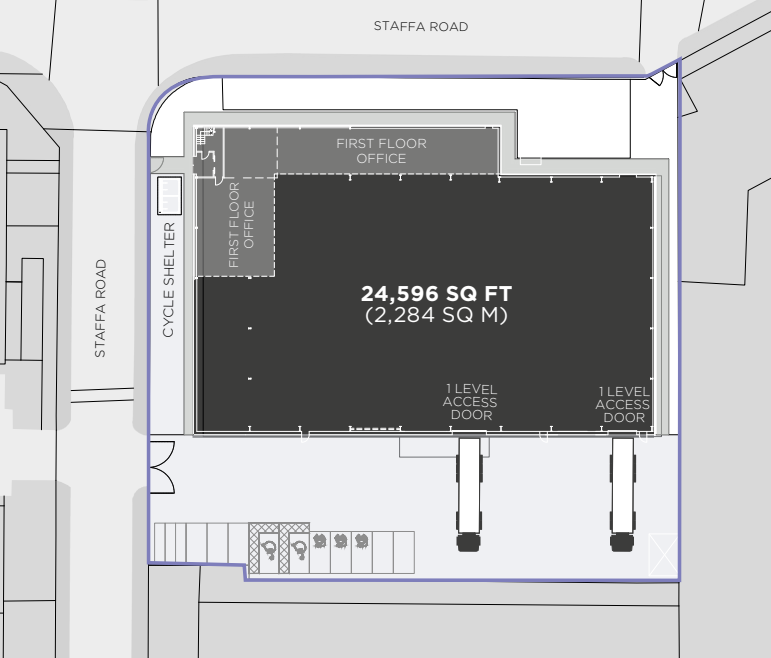


VALOR PARK

LEYTON²⁴



LAST MILE LOGISTICS FACILITY
INDUSTRIAL / WAREHOUSE UNIT TO LET
24,596 SQ FT (2,284 SQ M)



DESCRIPTION

The accommodation comprises a fully refurbished self contained single warehouse of steel portal frame construction. Modern high-quality office accommodation is provided at both ground and first floor level to the rear of the building. The property benefits from 2 level access loading doors and 10 car parking spaces, plus 3 motorcycle spaces. The space is well lit throughout with gas-fired warm-air heating.

AMENITIES

- Fully Refurbished
- 6m eaves height
- 2 level access loading doors
- Two storey office accommodation
- 10 car parking spaces, 3 motorbike spaces
- Secure fenced and gated site

ACCOMMODATION	SQ FT	SQ M
Warehouse	19,827	1,841
Ground Floor Office	997	93
First Floor Office	3,772	350
Total GIA	24,596	2,284

EPC
EPC available on request.

RENT
Upon Application.

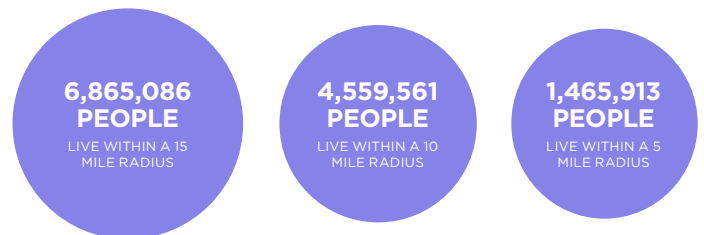
COSTS
Each party to bear their own legal costs in this transaction.

TERMS
The unit is available by way of a new FR&I lease on terms to be agreed.

LOCATION

The property is situated in Leyton, an established inner London suburb and commercial centre in the Lower Lea Valley. Leyton benefits from excellent road communications with the A12 situated 2 miles to the south providing direct access to the North Circular (A406) approximately 5 miles to the east. The A10 is situated approximately 2.7 miles to the west and provides access to the City of London 7 miles to the south.

MAIN ROADS	MILES	PORTS	MILES
A12	2	LONDON GATEWAY	29
A10	2.7	DOVER	80
A11	4.3	FELIXSTOWE	88
A406	5	AIRPORTS	MILES
M1	12.8	LONDON CITY	8.5
M25 J6	14	STANSTED	31.3
TRAINS	MINS	LUTON	36.8
STRATFORD	9	GATWICK	39.7
GREEN PARK (VIA TOTTENHAM HALE)	21	LOCATION	MILES
BANK (VIA STRATFORD)	24	WEST END	7



SOURCE: FREEMAPTOOLS.COM

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