

TO LET - 5 X NEW RETAIL UNITS

330 LEA BRIDGE ROAD, LONDON, E10 7LD

500 SQ.FT - 2,659 SQ.FT (46.45 M² - 247.03 M²)



Key Features

- 3 phase electricity (untested)
- New build

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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Location

The building is conveniently located on Lea Bridge Road (A104) at its junction with Millicent Road, a half mile West of Lea Bridge Railway Station. Lea Bridge Road is a major through route in east London, across the Lea Valley from Clapton to Whipps Cross in Leyton. On-street parking is available to the front of the building.

Accommodation

5 x new retail units in shell and core. Approximate areas for each are as follows in accordance with the new International Property Measurement Standards (IPMS3) for retail property:

Unit 5 (corner)	523 sq.ft (48.59 m ²)
Unit 4	537 sq.ft (49.89 m ²)
Unit 3	575 sq.ft (53.42 m ²)
Unit 2	500 sq.ft (46.45 m ²)
Unit 1	524 sq.ft (48.68 m ²)
Total	2,659 sq.ft (247.03 m²)

Lease Terms

The premises are offered on new Full Repairing and Insuring Leases for a term by arrangement at the following rentals:

Unit 5 (corner) - £20,000 p.ax

Unit 4 - £16,500 p.ax

Unit 3 - £18,500 p.ax

Unit 2 - £16,000 p.ax

Unit 1 - £15,500 p.ax

Alternatively, the premises can be taken as a whole at a rental of £80,000 p.ax

Rent

Rent Upon Application

Rates

Rateable Value	To be assessed
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VAT

Value Added Tax is not applicable in respect of this property.

Service Charge

A service charge may be applicable in respect of this property. Further details are available on request.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.