

SMC
Brownill
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For Sale



Industrial Premises with Development Potential
located off Lea Bridge Road, Leyton, E10

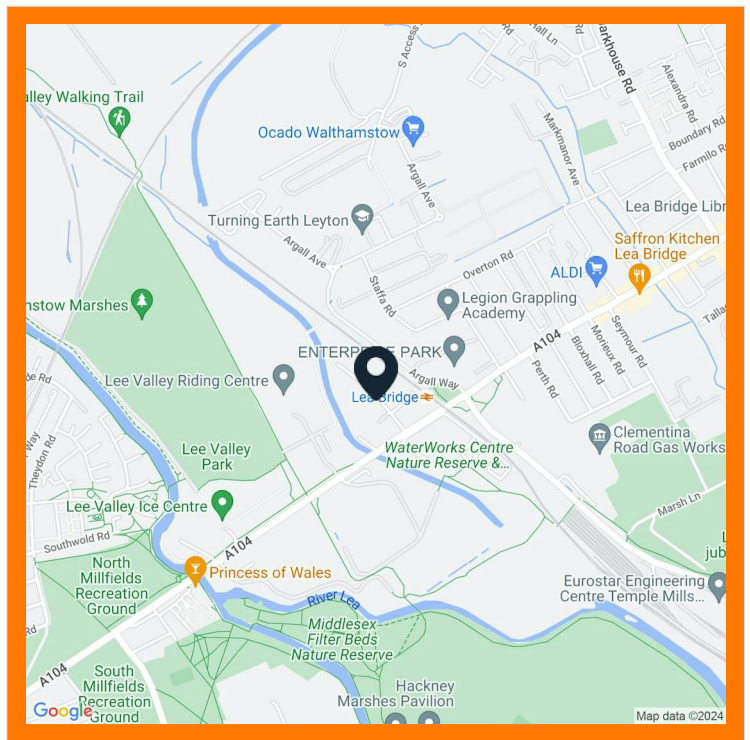
Price on application

12 Rigg Approach, Leyton, London, E10 7QN

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- Freehold building and site (0.691 acres) offered with vacant possession
- Industrial premises which may be suitable for owner occupation or redevelopment potential (STP)
- Suitable for a variety of light industrial, storage, and production uses
- Located off Lea Bridge Road in Leyton, East London
- Good access to the A12, Stratford, Hackney, Walthamstow, Central London, etc



Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground - Main warehouse	Industrial	18,932	1,758.84
1st	Industrial	4,352	404.31
Mezzanine	Industrial	4,992	463.77
Total		28,276	2,626.92

Description

The property comprises a substantial building providing a main warehouse / production / storage area to the ground floor with ancillary facilities (canteen, stores, offices, WC facilities, etc) within a site of approximately 0.691 acre (approximately 70% site coverage). To the first floor is further offices, stores, showroom, and WC facilities. The property also includes a section of mezzanine.

The property benefits from good natural light from roof lights, a front roller shutter door (4.42m width x 4.45m height) and 2 side roller shutter doors (5.32m width x 3.05m height) + (6.64m width x 4.25m height). The property benefits from eaves height to the ground floor warehouse of between approximately 4.57m and 6.1m depending on the lighting configuration.

Externally there is a front forecourt and side access yard.

Location

The property is located on Rigg Approach off Lea Bridge Road (A104) within an established industrial / commercial area. The property is located in Leyton, and within easy reach of the A12 via the Orient Way and A106, which provides access to Stratford, Ilford, Romford, Central London, the M25 / M11 network, and outer Essex. On Rigg Approach there are a variety of commercial occupiers including wholesalers, manufacturers, motor repair, showroom and storage uses.

The property is a short walk from Lea Bridge train station providing services to and from Stratford and Bishop Stortford. Leyton Midland Road tube station is located just under 2 miles away. The location also benefits from a number of cycle and bus routes.

Planning

The property has historically been used as an industrial / warehouse premises.

The property lies within an area being reclassified by the London Borough of Waltham Forest as the Lea Bridge Gateway forming part of a Strategic Industrial Land Master Plan.

Whilst the buildings and site may be suitable for a variety of alternative uses, we advise prospective purchasers to make their own enquiries and take professional advice.

Tenure

The property will be sold on freehold basis with vacant possession. Freehold - Title numbers: EGL519792

Method of Sale

Offers are sought ideally on an unconditional basis, although offers of a conditional basis will be considered.

Price

Price on Application. VAT is payable on the purchase price.

Business Rates

Rateable Value of £139,000

Energy Performance Certificate

E (122)

Francois Neyerlin

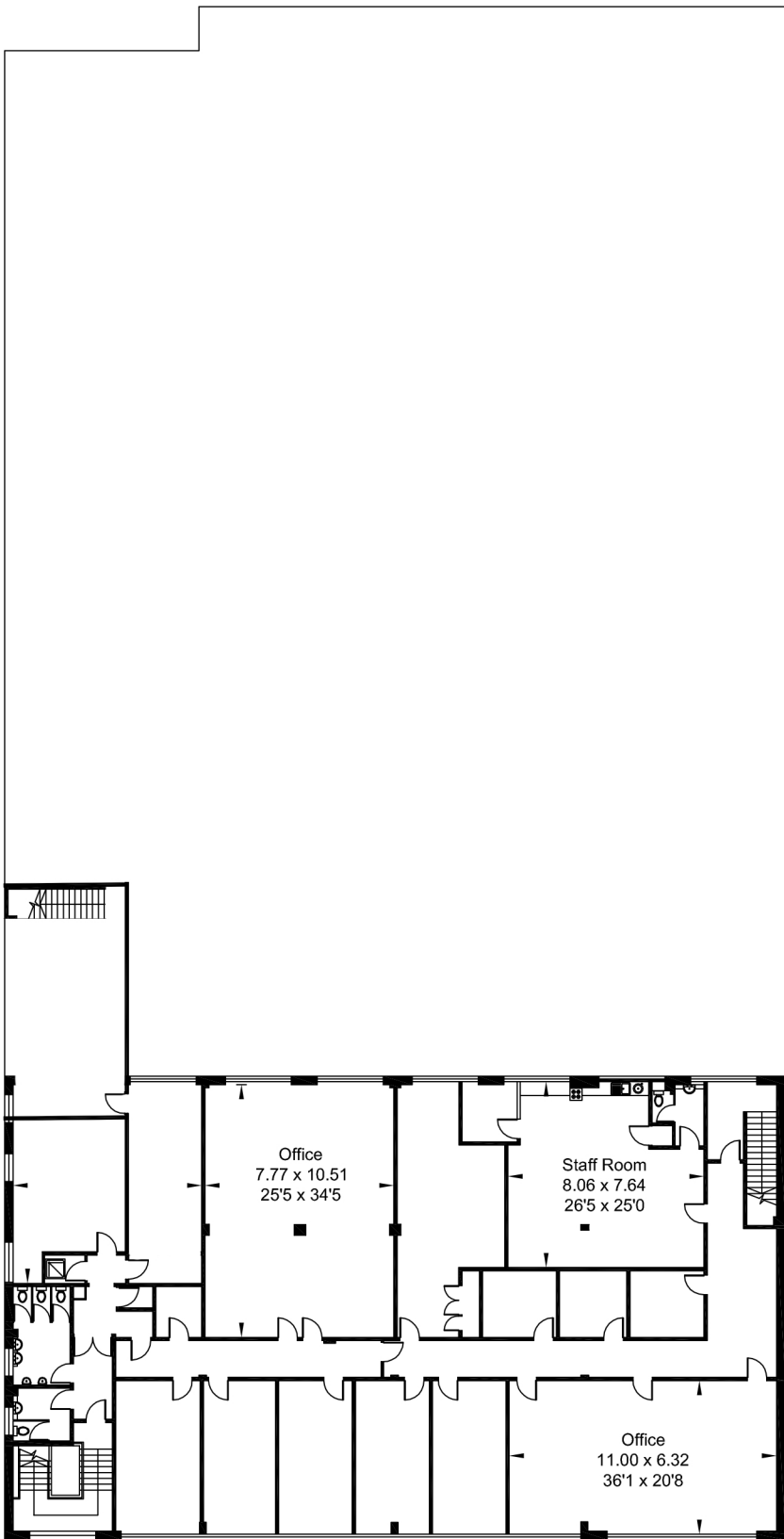
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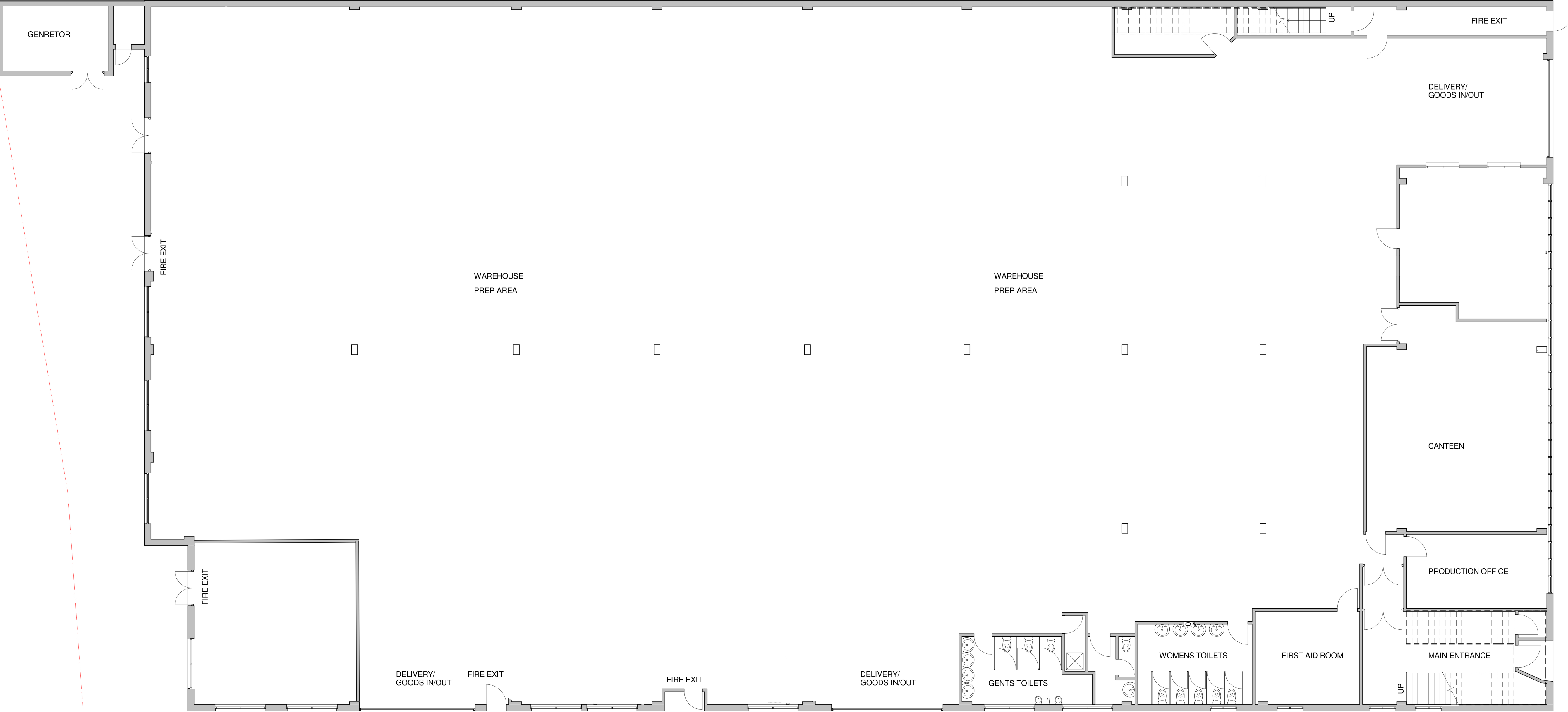
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Approximate Gross Internal Area (Entire Building) = 2465.50 sq m / 26529 sq ft



First Floor

G.I.A.: 582.50 sq m / 6268 sq ft



GROUND FLOOR PLAN