



B09



THREE INDUSTRIAL UNITS AVAILABLE TO LET INDIVIDUALLY OR COMBINED

Leyton Industrial Village, Argall Avenue, Leyton, London, E10 7QP

Size Ranges: 4,080 – 4,133 sq.ft (379 - 384 sq.m) Total: 8,213 sq ft (763 sq m)

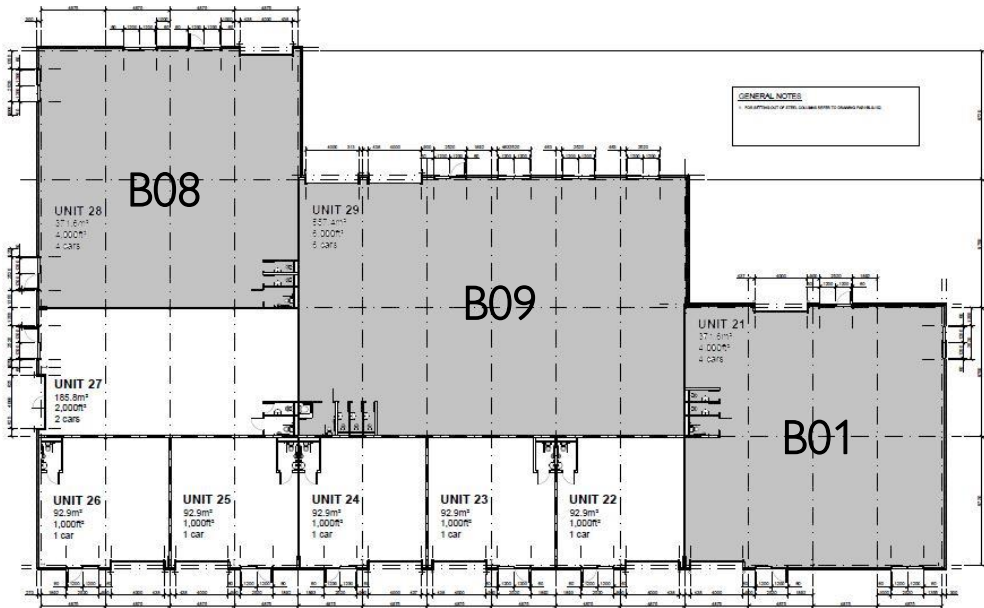
Location

The light industrial and warehouse units are located on Leyton Industrial Village, which is situated in the Argall Industrial area on Argall Avenue, access to which is gained via Lea Bridge Road (A104). Lea Bridge Road (A104) provides access to the North Circular Road (A406) at the Water Works Roundabout, linking to the M11 and M25 and to the A12 to the south. New Spitalfields Market and the 2012 Olympic Park are approximately one and a quarter miles to the south.

There are numerous bus routes along Lea Bridge Road (A104) and Clapton Railway Station is a short distance away also. Recently Lea Bridge Railway Station (0.2 mile from the property) re-opened which provides Great Anglia train services from Hertfordshire to Stratford International.



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Description

Industrial and warehouse units with good loading and parking facilities, benefiting from the following amenities:

- 5-6M eaves
- 3 phase power (61amp per phase)
- WC's
- Roller shutter doors
- Good natural light
- Onsite parking
- Each unit has additional yard space

Accommodation

Unit	FT ²	Annual rent	Service charge	Monthly Total
B01	4,133	£76,460.50	£7,090.00	£6,962.54
B08	4,080	£69,360.00	£7,425.60	£6,398.80
B09	Under Offer	Under Offer	Under Offer	Under Offer
Total Area	8,213	£145,820.50	£14,515.60	£13,361.34

Floor areas have been provided to us by the owner and have not been physically verified. The prospective purchaser must satisfy themselves as to the accuracy of areas.

Tenure

Leasehold

Rent

£69,360 – £94,286.50 per annum

EPC

Available upon request.

Rates

Interested parties should enquire with the London Borough of Waltham Forest

VAT

VAT is payable if applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing & Further Information

By appointment with sole agents:

Strettons
 Waltham House
 11 Kirkdale Road
 London
 E11 1HP

Charlie Cook

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 M 07967 776 358

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These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property

