

LEYTON LOGISTICS HUB

To Let

6,319 Sq Ft - 65,843 Sq Ft

Delivering a Total Footprint of 206,800 Sq Ft

11 Urban Logistics Units

Under Construction

LEYTON | LONDON | ZONE 3 | E10 7JN

QUEEN ELIZABETH OLYMPIC PARK

LONDON STADIUM

CANARY WHARF

NEW SPITALFIELDS MARKET

HereEast

Royal Mail

HACKNEY MARSHES



CITY OF LONDON

Zoom
by Ocado

Wanís
INTERNATIONAL FOODS

ALDI

LEA BRIDGE STATION

KwikFit

A12
6 mins - 1.5 miles

Church Road

M25, J27
20 mins - 10 miles

A406
10 mins - 2.5 miles



A104



Unlock Last-Mile Power in Inner North-East London's Fastest Growing Hub

Leyton Logistics Hub is an 8.1 acre site in Leyton, Zone 3. A prime last-mile logistics site offering bespoke, high-spec solutions for distributors and SMEs scaling online and urban delivery operations.

With excellent road, overground, tube, and cycling links further into Central London, this site will provide much needed warehouse space in what is becoming increasingly rare for such centrally located areas.

The scheme will be BREEAM Outstanding and Net Zero Carbon. Redefining what 'Grade A' urban logistics means, with bold aspirations and market-leading ESG standards at the core of the scheme.

Junction 27 of the M25 only 10 miles



2.5 Miles [to/from] the North Circular Road



Net zero carbon in operation



Ideal for logistics, distribution and trade counter occupiers



Ideally situated for occupiers seeking to service east and central London



Less than a mile from Lea Bridge Station








High-Spec Units in a Strategic Inner North-East London Location

Leyton Logistics Hub brings 11 highly specified urban logistics units to a prime Zone 3 location. Designed with last-mile occupiers in mind, the site features a range of unit sizes from 6,319 to 65,843 sq ft each with power capacity to meet modern demands and excellent loading provisions.

With EPC A+ and BREEAM Outstanding targeted, the scheme delivers future-proofed logistics space in one of Inner North-East London's most strategically connected and supply-constrained submarkets.



-  17 MVA Power Supply Across the Site
-  2 x Dock Doors Across Unit 1 & 2
-  50 kN/SQM Floor Loading
-  16m - 32m Yard Depths
-  Allocated Parking Spaces at Each Unit
-  Open Plan Offices with Raised Access Floor
-  Level Access Loading Doors
-  Cooling/Heating in Offices
-  Cycle Storage
-  High Speed Fibre Broadband (up to 1GBPS)
-  EV Charging
-  6.5m - 12m Min Eaves Height

Unit	Ground Floor	First Floor Office	Mezzanine	Eaves Height	Total
A	27,200	4,134	3,638	12m	34,972
B	24,359	3,444	3,068	12m	30,871
C	16,038	2,863	3,918	8.5m	22,819
D	11,873	2,152	2,691	8.5m	16,716
E	19,472	3,563	4,058	8.5m	27,093
F	15,102	2,626	1,765	8.5m	19,493
G	5,027	1,292	-	6.5m	6,319
H	7,987	1,539	721	6.5m	10,247
J	11,227	2,379	2,045	8.5m	15,651
K	7,007	1,647	1,130	8.5m	9,784
L	10,215	1,948	672	8.5m	12,835

*Floor areas Sq Ft on GEA basis

A Bold New Chapter in Urban Logistics



A Smarter Footprint for a Cleaner London



Landscaped Environment
Promoting Biodiversity



Targeting
BREEAM Outstanding



Recycled Materials
During Construction



10%
Roof Lights



Targeting
EPC A+



Active EV Chargers
Passive EV Chargers



Net Zero Carbon
In Operation



100%
LED Lighting



Energy Saving
PV Panels



Green Walls

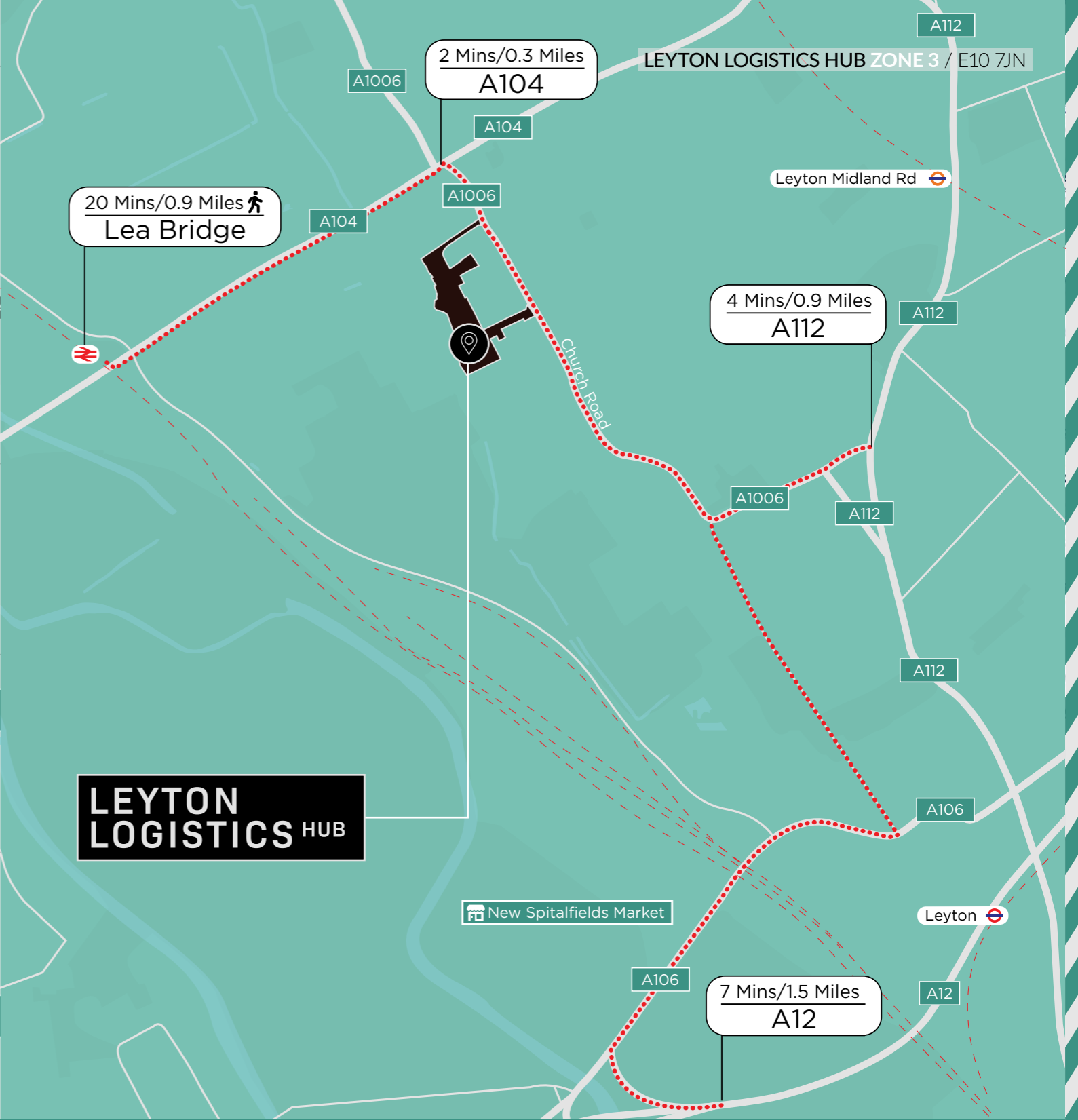


Green Roofs



Designed for Distributors. Built for the Future.





Roads	Miles	Drive Time
A12	1.5	7 mins
A406 North Circular	2.5	10 mins
A10	3.2	15 mins
M11 J4	6	16 mins
M25 J27	10	20 mins
M1 J1	13	30 mins

Locations	Miles	Drive Time
Walthamstow	2.5	12 mins
City of London	7.5	35 mins
West End	11	40 mins

Rail	Journey time from site
Lea Bridge	4 mins
Leyton Midland Rd	4 mins
Leyton	8 mins
Tottenham Hale	10 mins
Stratford Regional	10 mins
Canary Wharf	16 mins

Rail	Journey time	Airport	Miles	Drive time
Kings Cross	24 mins	London City	8.4	20 mins
Liverpool Street	25 mins	Stansted	28	35 mins
Bond Street	35 mins	Luton	40	1 hr 5 mins
		Heathrow	30	1 hr 15 mins

Further Information

For further information or to arrange an inspection, please do not hesitate to contact:

Lambert Smith Hampton

Joe Skinner
+44 (0)7739 973 929
jskinner@lsh.co.uk

Richard Flood
+44 (0)7754 674 580
rflood@lsh.co.uk

Charis Lovegrove
+44 (0)7566 794 225
clovegrove@lsh.co.uk

DTRE

Jake Huntley
+44 (0)7765 154 211
jake.huntley@dtre.com

Robert Cohu
+44 (0)7860 659 043
robert.cohu@dtre.com

Hugh Stanton
+44 (0)7730 357 434
hugh.stanton@dtre.com

GLENNY

Peter Higgins
+44 (0)7900 990 805
p.higgins@glenny.co.uk

Ryan Anderson
+44 (0)7468 186 415
r.anderson@glenny.co.uk

Investment Manager

PADROCK

www.padrock.co.uk

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