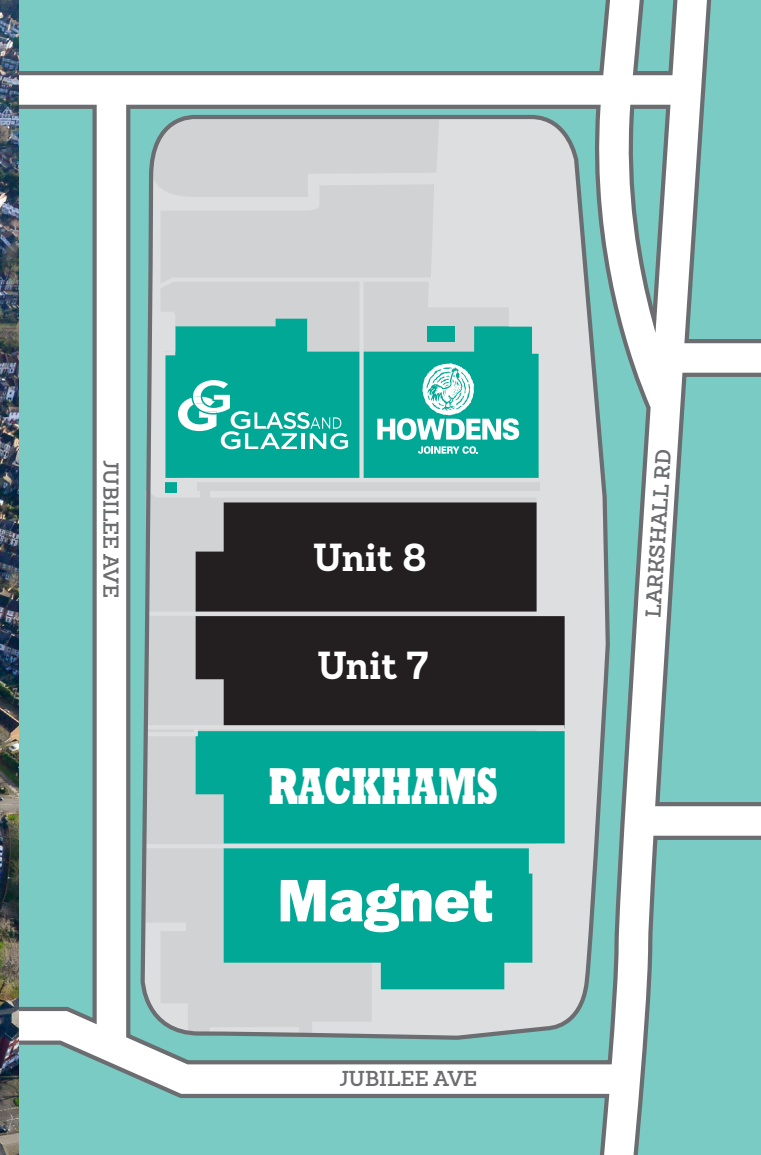


Short term
flexible option
close to the
NORTH CIRCULAR



7 & 8 Highams Park Industrial Estate

Jubilee Avenue, London, E4 9JD

Unit 7

Warehouse Unit

19,287 sq ft (1792 sq m)

Unit 8

Industrial / Warehouse Unit

15,905 sq ft (1,478 sq m)



Unit 7 & 8 Highams Park Industrial Estate

Jubilee Avenue, London, E4 9JD

Industrial / Warehouse Unit

15,905 – 32,326 sq ft (1,477–3269 sq m)



Location

Fronting Jubilee Avenue the units form part of the well-established Highams Park Industrial Estate. The units are within walking distance of Highams Park train station and the local retail amenity including a Tesco store. The estate is well located for access to the A406 (North Circular Road) which links to the M11 and A10, both of which provide access to the M25 and into Central London.

Key Travel Distances:

Highams Park station	0.3 miles
North Circular (A406)	1.5 miles
Woodford Underground	2.2 miles
M11 (J4)	3.2 miles
M25 (J27)	7.2 miles
Central London	8.5 miles

Description

The properties are of steel portal frame construction. Benefitting from offices at ground and first floor level with WC facilities. There is an existing fit out including mezzanine levels in situ that could be retained or removed as required by the incoming tenant.

EPC Unit 7: D(90) Unit 8: C(70)

Terms

The building is being offered on a short flexible lease basis on terms to be agreed

VAT

Will be applicable to rent and other outgoings

Viewings

Please contact the sole agents to discuss and arrange viewings



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