



STRETTONS

# TO LET

Unit B09, Leyton Industrial Village London, E10 7QP

6,083 Sq Ft

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Industrial



# Leyton Industrial Village, London, E10 7QP

## Description

The unit was built in 2019 as part of a new development of 11 similar units. The unit benefits from the following features:

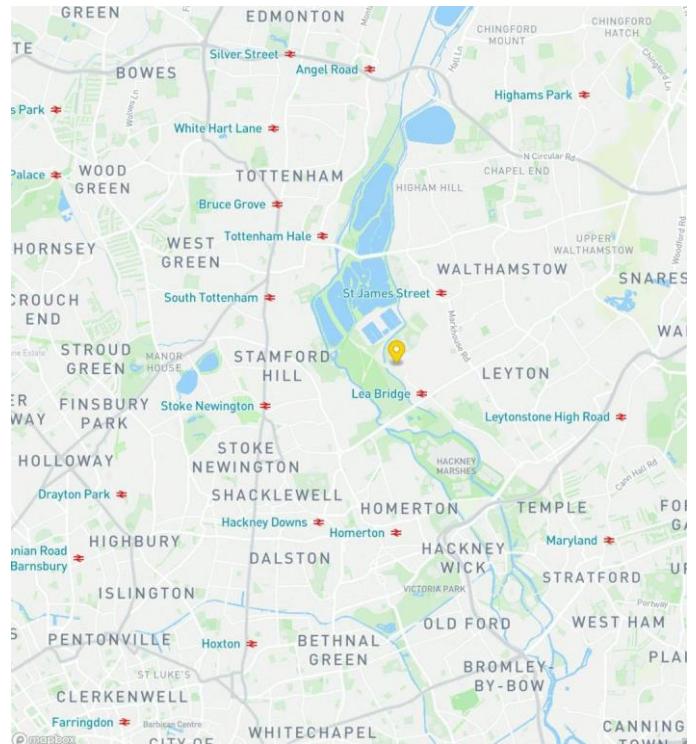
- 6m internal clear internal eaves height
- Brick and profile steel cladding
- Electric loading door
- LED lighting to warehouse and offices
- Double glazed windows
- Fitted offices with comfort cooling
- Male/female WCs
- Three-phase power and gas
- Gated development with out of hours security
- Allocated car parking

## Location

Leyton Industrial Village forms part of the popular Argall Industrial area situated to the north of the Lea Bridge Road, close to the junction with Lea Bridge Road and Orient Way. This is an excellent location for easy access to Central London with the nearby A12 and A406 giving access to the M11 and M25. There are numerous bus routes serving Argall Avenue and Lea Bridge Road. In addition, the Lea Bridge Road Station overground rail services is within a few minutes' walk of the property.

## Accommodation

Unit	Size Sq Ft	Rent £ p.a.x.	Service charge 2025/26
B09	6,083	£160,000	£12,870 plus VAT (incl building insurance)



### TENURE

To Let

### EPC

TBA

### BUSINESS RATES

TBA

## Contacts

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