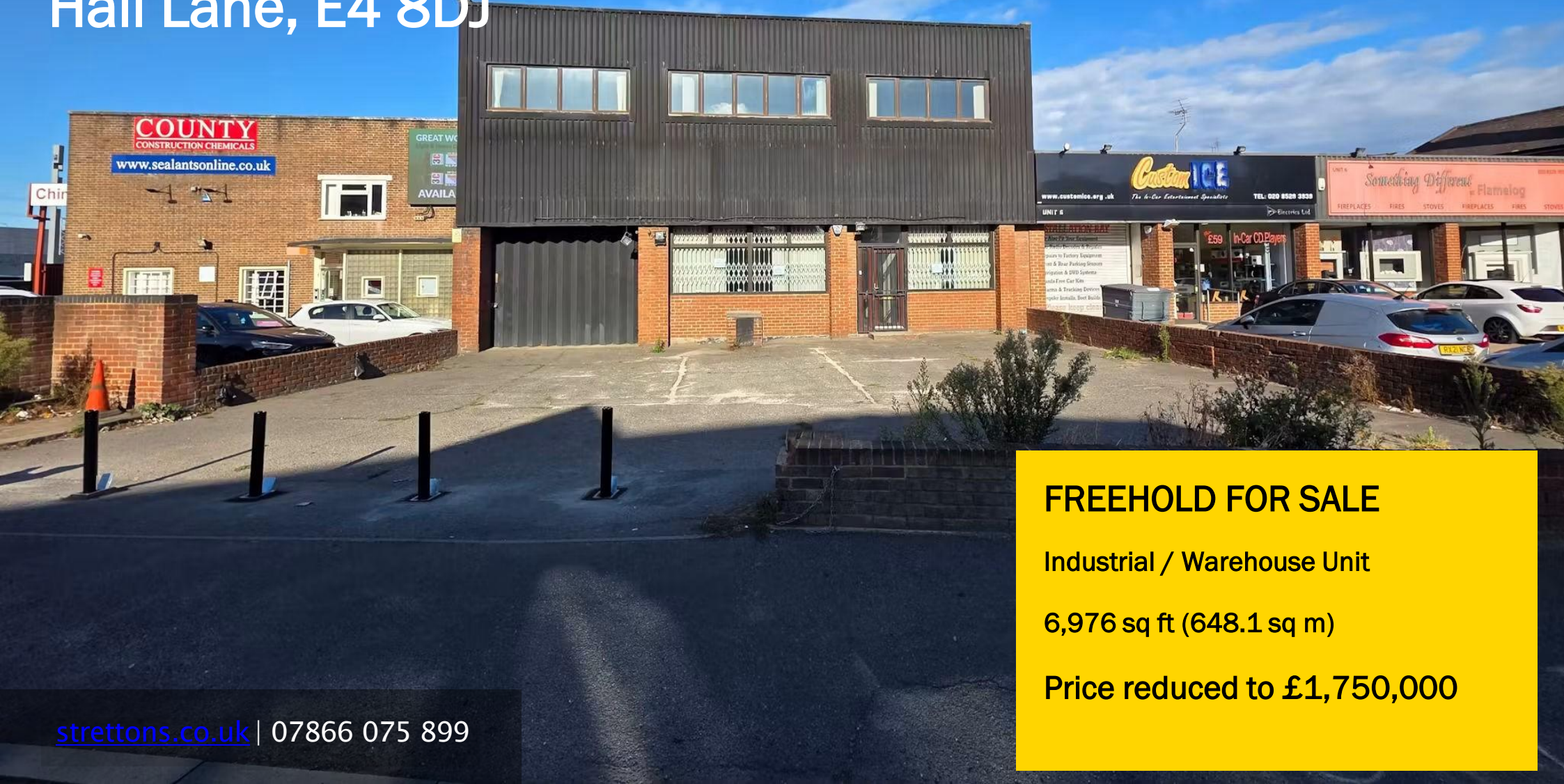


Unit 5, Chingford Industrial Centre Hall Lane, E4 8DJ



FREEHOLD FOR SALE

Industrial / Warehouse Unit

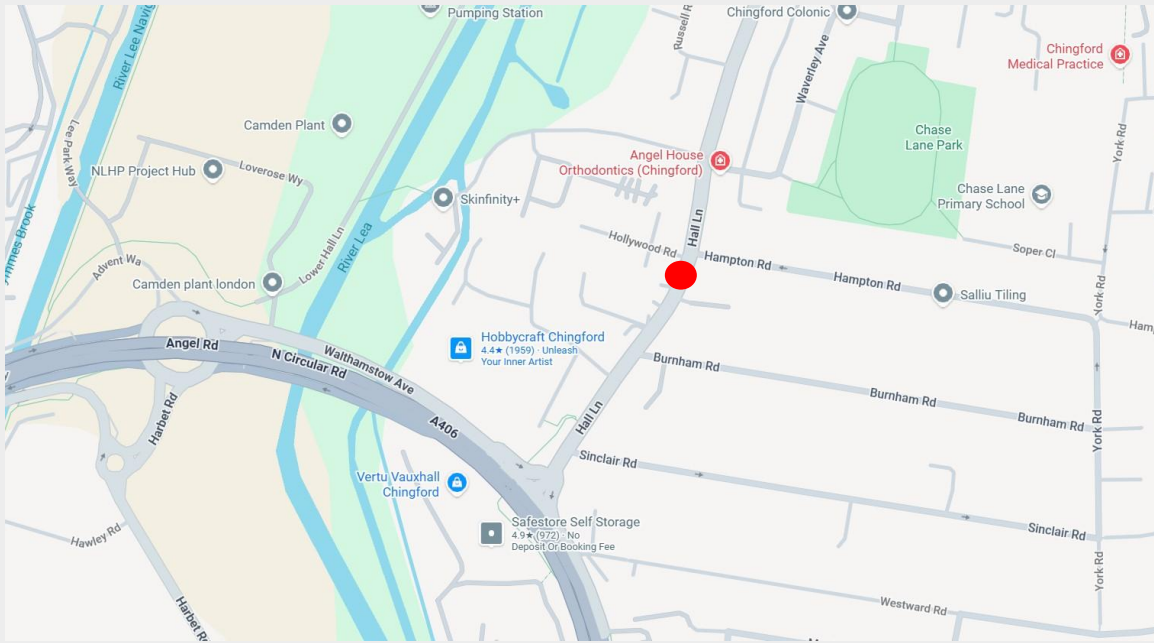
6,976 sq ft (648.1 sq m)

Price reduced to £1,750,000

Freehold industrial / warehouse opportunity with main-road frontage.



- Main road frontage onto Hall Lane
- Full-height concertina loading door
- Front forecourt for loading and parking
- Open-plan warehouse accommodation
- Ground and first-floor offices
- 0.2 miles from the A406 North Circular



Location

Unit 5 is situated on the west side of Hall Lane (A1009), within the established Chingford Industrial Centre, approximately 0.2 miles from the A406 North Circular Road. The location provides excellent access across North and East London, with convenient connections to the M11 and M25.

The surrounding area is an established industrial, trade and retail location, with a number of national occupiers nearby including Tesla, Audi, Halfords, Pets at Home, Hobbycraft and Decathlon.

Description

Unit 5 comprises a mid-terrace industrial/warehouse unit providing predominantly open-plan warehouse accommodation together with ground and first-floor offices and welfare facilities.

The warehouse is accessed via a full-height concertina loading door, with a separate pedestrian entrance. Externally, the property benefits from a dedicated front forecourt providing loading, manoeuvring and parking space.

The property is suitable for a range of industrial, warehouse, trade counter and storage uses, subject to the necessary consents.



Accommodation

The accommodation comprises the following areas:

Unit	Sq ft	Sq m
Ground - Warehouse	4,747	441.01
Ground - Loading bay	293	27.22
Ground - Offices	826	76.74
1st - Offices	1,110	103.12
Total	6,976	648.09

Tenure

Available for sale freehold

Price

£1,750,000

EPC

C

VAT

Not Applicable

Contacts

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