



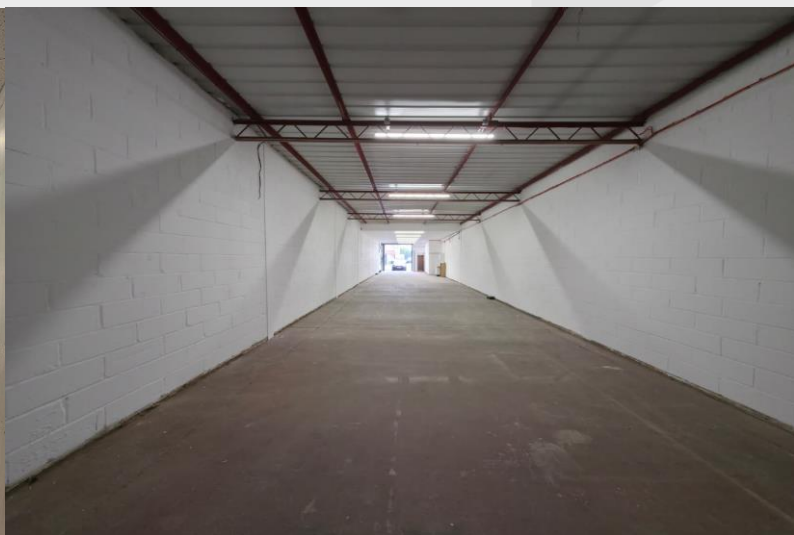
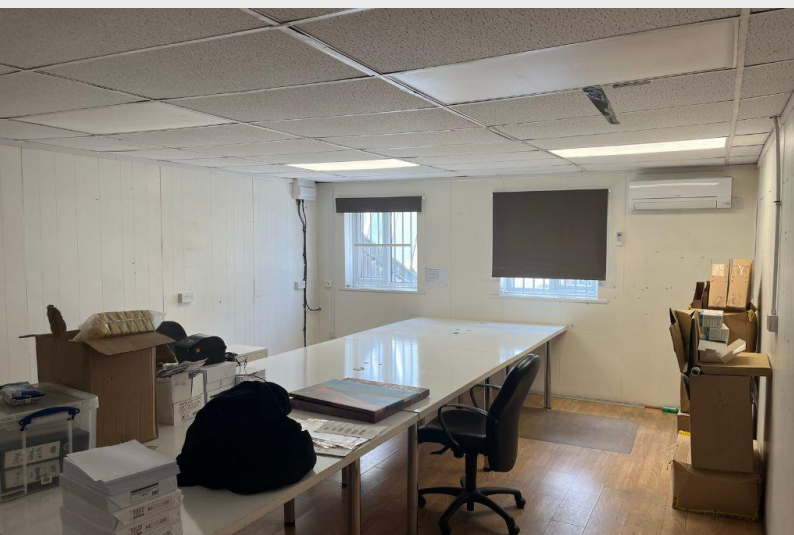
TO LET

18a Cromwell Industrial Estate, Staffa Road

Leyton, E10 7QZ

3,023 Sq ft

Industrial / Warehouse / Workshops



Industrial / Warehouse To Let

strettons.co.uk

18a Cromwell Industrial Estate, Staffa Road, Leyton, E10 7QZ

Description

The property comprises a recently refurbished 2-storey warehouse. The ground floor provides clear open-plan warehouse and storage accommodation with an eaves height of 3.82m, while the first floor offers well-presented office space suitable for ancillary or light administrative use.

The unit benefits from 3-phase power, WC facilities, and loading access via a roller shutter door, which opens onto a dedicated forecourt providing space for loading and parking for up to 4 vehicles

This versatile unit would suit a range of industrial, trade, or urban logistics occupiers seeking well-maintained and efficiently configured accommodation close to Central London.

Location

The property is located on the Cromwell Industrial Estate in Leyton, an established industrial and commercial area offering excellent connectivity across London and the South East.

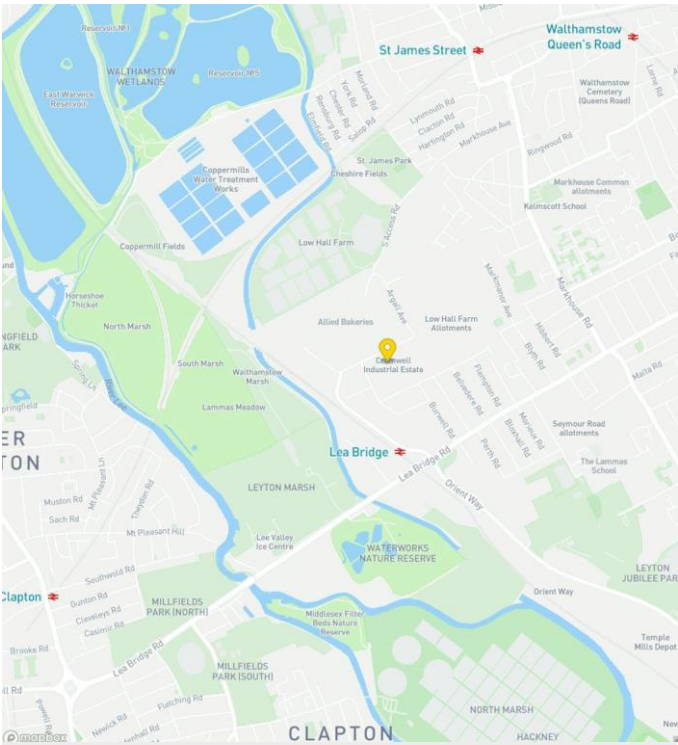
The estate is situated approximately 1.5 miles from the A12, providing direct access to Central London, the M25, M11 and the North Circular (A406) to the north.

Public transport links are also strong, Lea Bridge Station is an 8-minute walk away, offering Greater Anglia services to Stratford and Tottenham Hale, while St James Street Station (0.6 miles) provide London Overground services to London Liverpool Street in around 20 minutes.

This combination of road and rail connectivity makes the location ideal for businesses requiring quick access to both Central and wider Greater London.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	2,222	206.43
First Floor	801	74.42
Total	3,023	280.85



Tenure	A new lease to be agreed
Rent	£45,000 per annum
EPC	E (110)
VAT	Payable if applicable
Business rates	£22,500

Contacts

Harry Robins
020 8509 4426 | 07866 075899
harry.robins@strettons.co.uk

Charlie Page
020 4574 0360 | 07803 850 225
charlie.page@strettons.co.uk



Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.