



STRETTONS

C1

C2



**Leyton Industrial Village, Argall Avenue,
Leyton, E10 7QP**

Industrial To Let | 835 to 12,654 sq ft

TO LET

Industrial Units

**Industrial units from 835 sq ft -
12,654 sq ft total availability**

020 8520 9911
www.strettons.co.uk

Modern Industrial Units within Gated Development



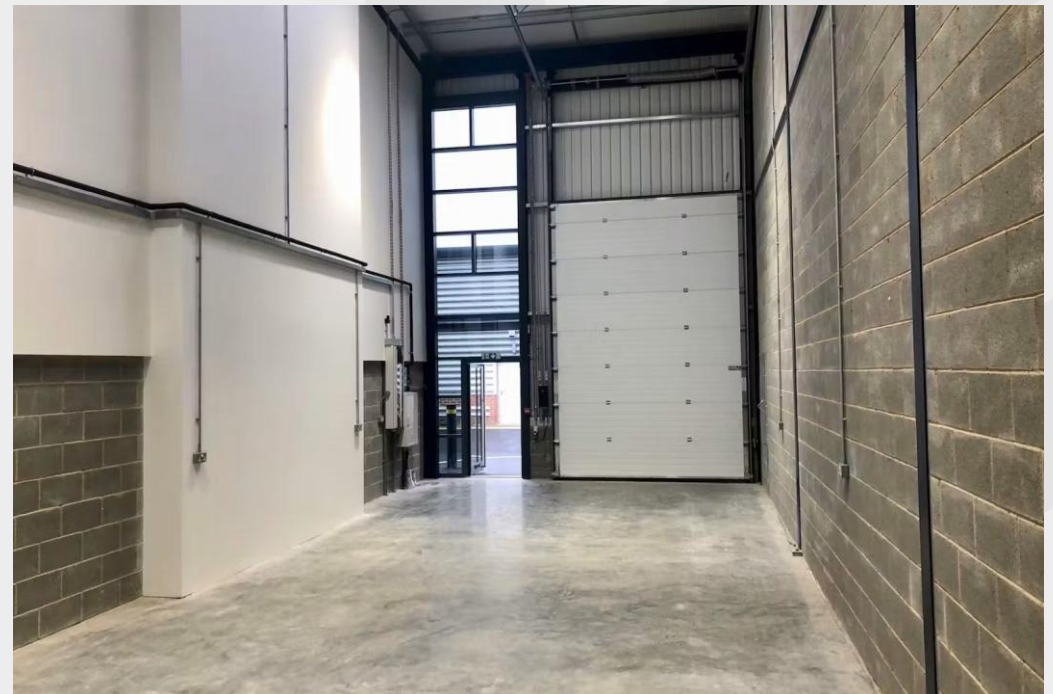
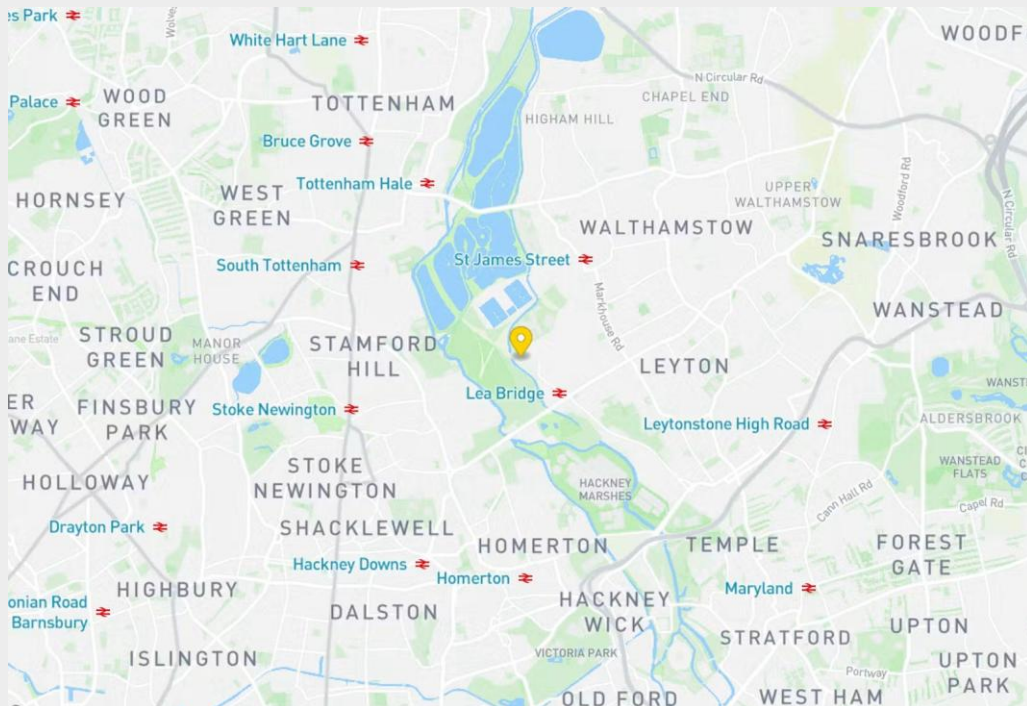
- 6m clear internal eaves height
- Brick profile steel cladding
- Electric loading doors
- LED lighting to warehouse
- Double glazed windows
- Male/female WC's
- Three-phase power and gas
- Gated development with out of hours security
- Allocated car parking

Location

Leyton Industrial Village forms part of the established Argall Industrial Area, immediately north of Lea Bridge Road (A104) and close to Orient Way. The estate is well located for access to Central London and the wider road network, with the A12 approximately 2 miles away. Lea Bridge Station is approximately 0.4 miles away, with numerous bus routes also serving Lea Bridge Road and the surrounding area.

Lea Bridge Station 0.4 mile

A12 2 miles approx.

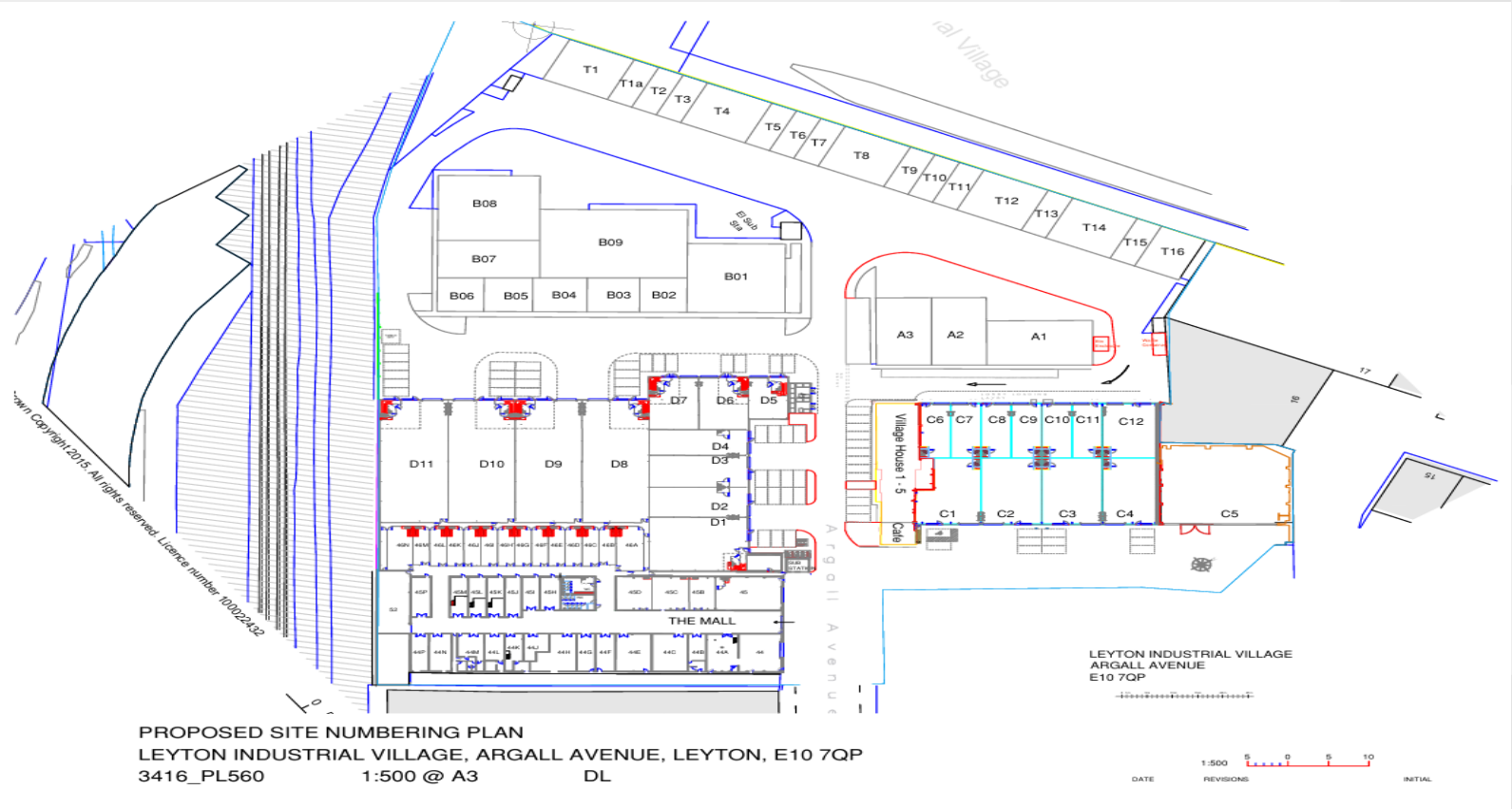


Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Rent p.a	Service Charge p.a.	EPC Rating
Unit - D5	1,962	£55,917	£4,151	B (27)
Unit - C6	980	£31,500	£2,144	B (27)
Unit - T12	1,665	£51,200	£3,643	B (27)
Unit – T1A	835	£28,800	£1,827	TBC
Unit C1	3,563	£78,500	£7,538	B (27)
Unit C2	3,649	£80,400	£7,720	B (27)

Units C1 & C2 can be taken together to provide 7,212 sq ft



Tenure

New lease.

VAT

All figures are exclusive of VAT, which is payable where applicable.

For further information or to view, contact:

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