



STRETTONS



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

Industrial To Let | 835 to 12,654 sq ft

TO LET

Industrial Units

835 to 12,654 sq ft

/ 77.57 to 1,175.59 sq m

020 8520 9911
www.strettons.co.uk

Modern Industrial Units within Gated Development



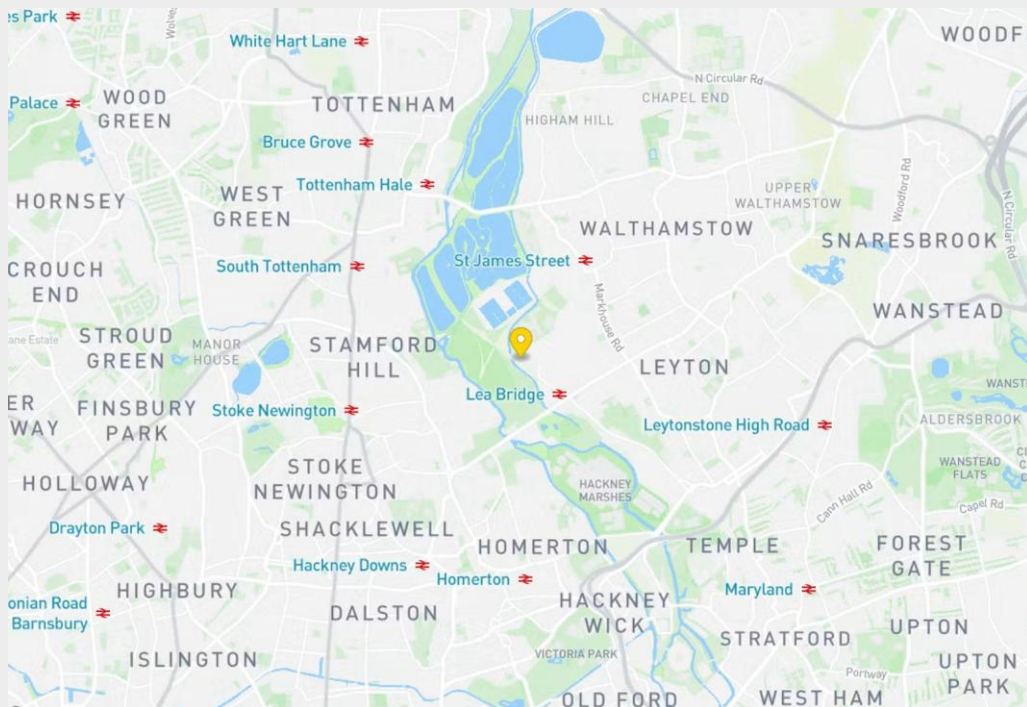
- 6m clear internal eaves height
- Brick profile steel cladding
- Electric loading doors
- LED lighting to warehouse
- Double glazed windows
- Male/female WC's
- Three-phase power and gas
- Gated development with out of hours security
- Allocated car parking

Location

Leyton Industrial Village forms part of the 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 Leabridge Road. Lea Bridge Station overground rail services is within a few minutes' walk of the property.

Lea Bridge Station 0.4 mile

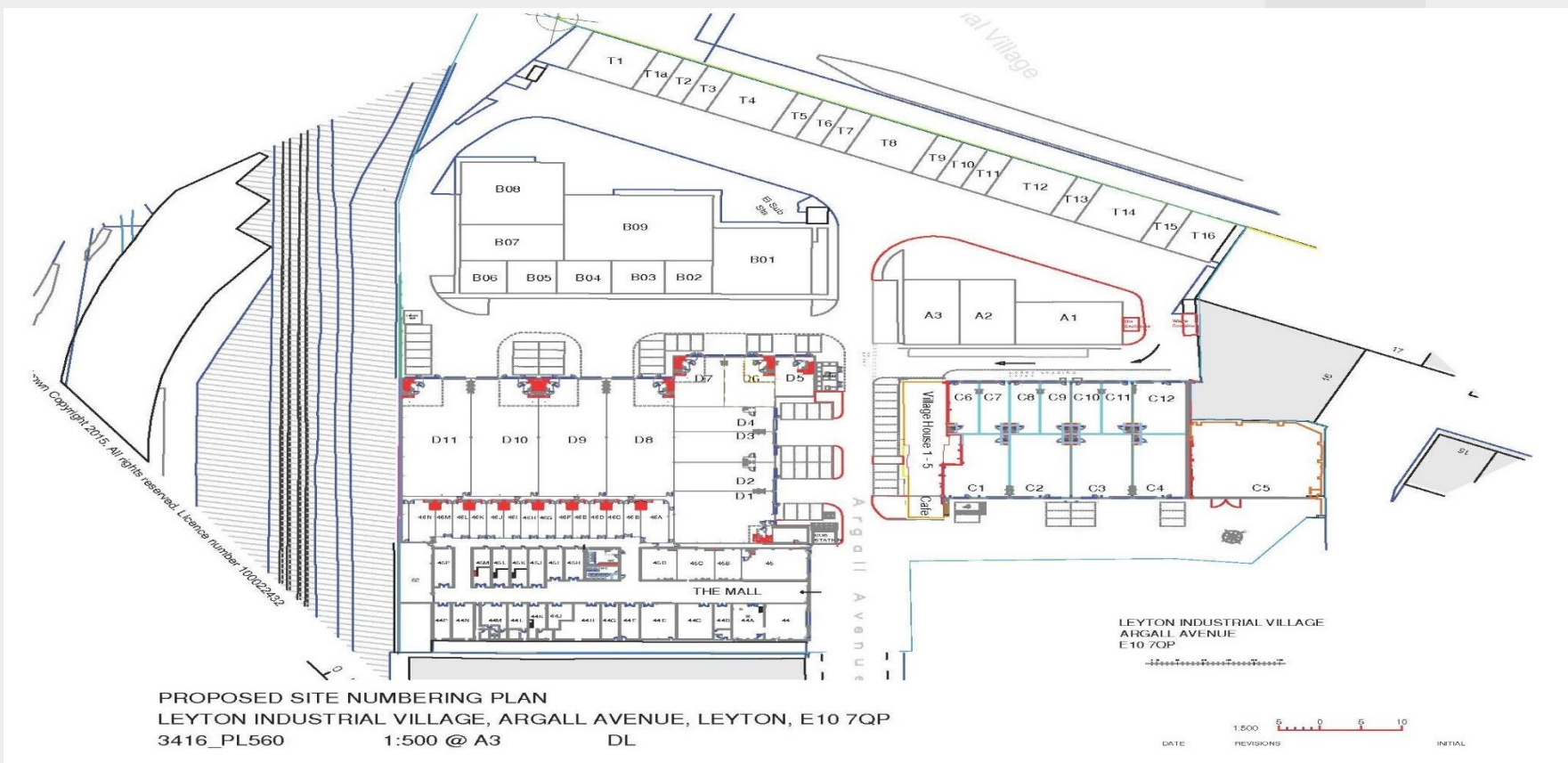
A104 Lea Bridge Road 2.7 miles



Accommodation/Availability

The accommodation comprises the following areas:

Unit	Sq ft	Rent p.a	Sertvice Charge p.a.	EPC Rating
Unit - D5	1,962	£55,917	£4,151	B32
Unit - C6	980	£31,500	£2,144	B37
Unit - T12	1,665	£51,200	£3,643	B32
Unit – T1A	835	£28,800	£1,827	
C1	3,563	£78,500	£7,538	B27
C2	3,649	£80,400	£7,720	B27



Tenure

New lease.

VAT

Payable on the rent and service charge.

For further information or to view, contact:

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