

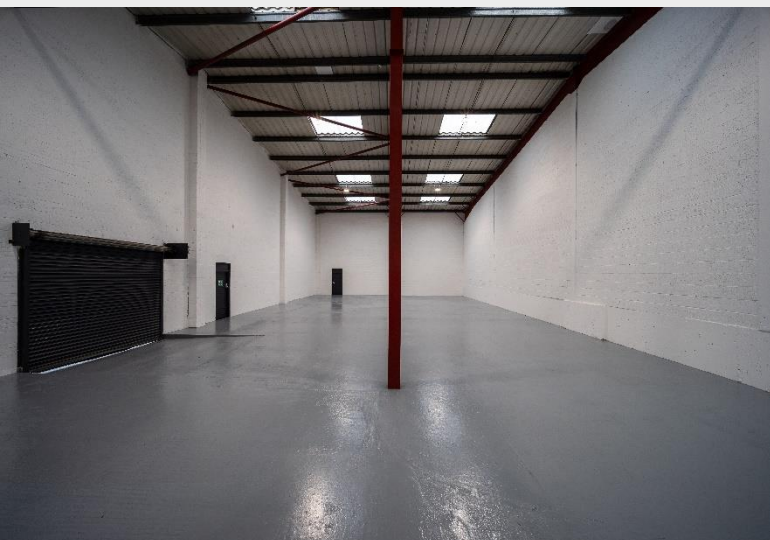


# TO LET

Unit 2A, 210 Church Road London, E10 7JQ

7,050 sq ft (Unit 2B - 37,465 sq ft will be available in Spring 2026)

Industrial / Warehouse



# Unit 2A, 210 Church Road, London, E10 7JQ

## Description

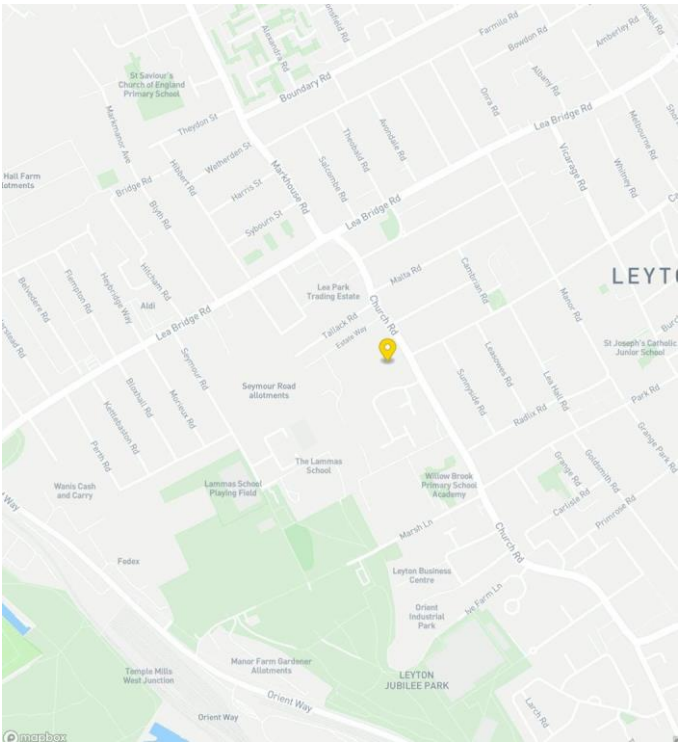
This end of terrace unit is undergoing comprehensive refurbishment to provide clear span accommodation with offices at first floor level. The property benefits from its own secure loading area and parking. There are 2 roller shutter doors. The front elevation roller shutter is 7m x 2.9m and the side elevation roller shutter is 3m x 2.4m. The eaves height is 6.8m

## Location

The site is situated off the A 1 006 Church Road, about 350 metres south of its junction with A104 Lea Bridge Road. To the north, the A 12 leads to the A406 North Circular Road and the southern end of the M 11 motorway, whilst to the south via the A102(M) Blackwall Tunnel Northern Approach, Canary Wharf, the City, West End and south London (via the Blackwall Tunnel). There are numerous bus routes along A1006 Church Road which provide access to and from Walthamstow/Chingford and East Ham/Stratford. Leyton Underground Station (Central Line) is situated 1.2 miles south, whilst Lea Bridge Station (Greater Anglia) and Leyton Midlands Road Station (London Overground) are located 0.9 miles from the site, respectively.

## Accommodation

	sq ft	sq m
Ground - Warehouse Unit	5,274	489.97
1st - Offices	814	75.62
Mezzanine	962	89.37
<b>TOTAL</b>	<b>7,050</b>	<b>654.96</b>



<b>Terms</b>	To Let
<b>Rent</b>	Upon application
<b>EPC</b>	TBC
<b>VAT</b>	Applicable
<b>Service Charge</b>	TBC
<b>Business Rates</b>	To be assessed

### Contacts

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