



TO LET

Unit 4, East 10 Enterprise Park, London, E10 7DQ

2,800 Sq Ft (260.13 Sq M)

Warehouse/Industrial Unit



Unit 4, East 10 Enterprise Park, London, E10 7DQ

Description

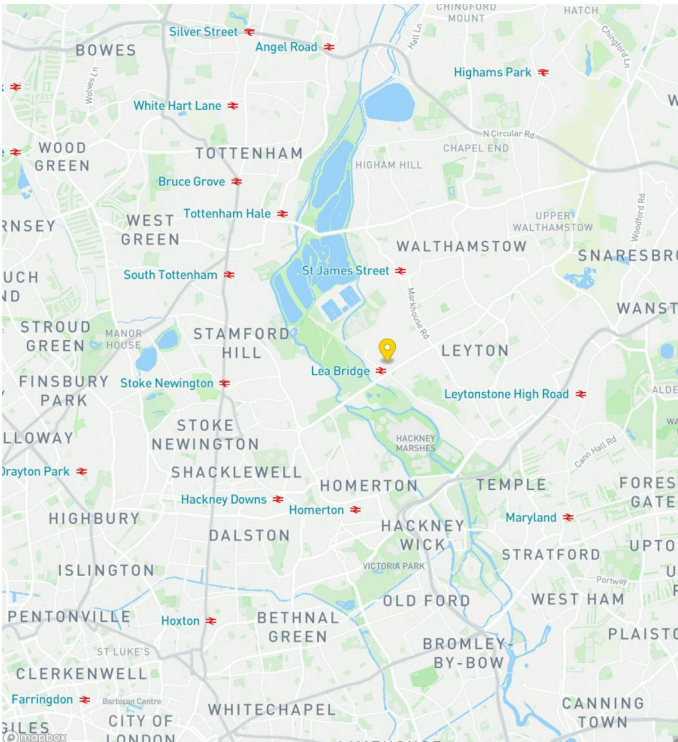
This modern, single-storey warehouse unit offers excellent functionality and flexibility, featuring a mezzanine level and dedicated first-floor office accommodation. With an internal height of up to 10.98 metres, the space is well-suited to a range of industrial, storage, or distribution uses. The unit benefits from three-phase power supply, two roller shutter doors for efficient loading and unloading, and convenient WC facilities. Externally, the property boasts generous yard space, providing ample room for parking, vehicle circulation, or additional storage.

Location

East 10 Enterprise Park is located in Leyton, 7 miles north-east of Central London, within the London Borough of Waltham Forest. This prime location offers businesses excellent connectivity, with the A12 just 1.8 miles away, providing access to the North Circular (A406), A10, and M11, ensuring fast delivery times and easy access to the M25 and East Anglia. The area is also well-served by public transport, with Lea Bridge railway station directly opposite the property, offering quick connections to Stratford (5 minutes), London Liverpool Street (20 minutes), and Tottenham Hale (7 minutes), which links to the Victoria Line. Stratford will be a key Crossrail station, offering 12 trains per hour to Central London during peak times. With London City Airport just 11 km (7 miles) away, the location is also ideal for businesses requiring access to major airports.

Accommodation

Name	sq ft	sq m	Availability
Unit - Ground Floor	2,800	260.13	Available
Mezzanine - Storage/Office	1,417	131.64	Available



Tenure	To Let
Rent	£54,000 per annum
Business Rates	£25,750
EPC	On application
VAT	Payable if applicable

Contacts

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