



STRETTONS

# TO LET

Land at East 10 Enterprise Park, Argall Way

Leyton, E10 7DQ

0.29 Acres

Industrial Land / Open Storage



Industrial Land To Let

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# Land at East 10 Enterprise Park, Argall Way, Leyton, E10 7DQ

## Description

The available accommodation comprises a around 0.29 acres of open storage land, which has a mixture of concrete and gravel grounding. The site is currently secured by herrace fencing and has buildings overlooking the southeastern and southwestern perimeters.

The estate is secure and benefits from CCTV, providing a practical environment for occupiers seeking, self-contained open storage land, close to a variety of local amenities, transport links and key arterial routes.

Subject to a deal being agreed, permanent fencing can be installed where required.

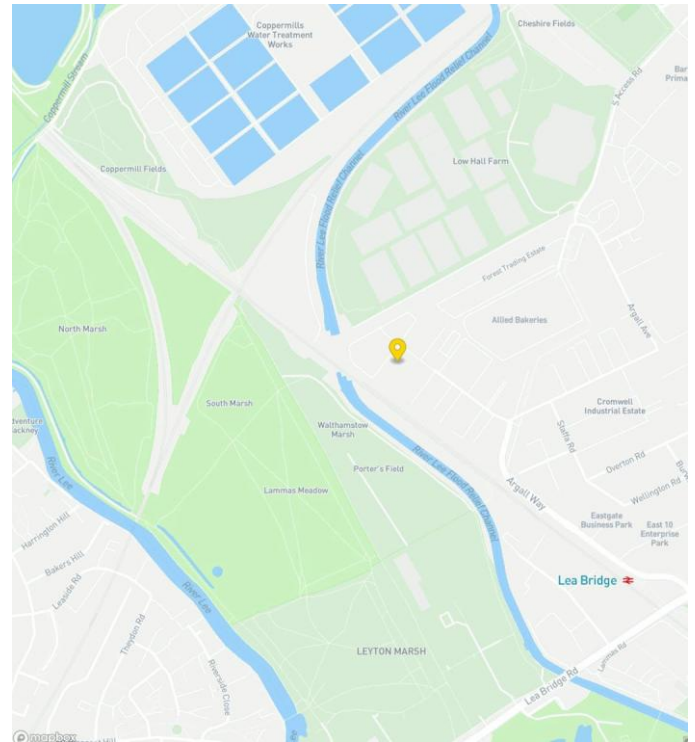
## Location

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.

Approximate Distances:

- \* 0.1 miles to Lea Bridge Station
- \* 1.8 miles to Leyton Midland Road Station
- \* 1.5 miles to Clapton Street Station
- \* 0.7 miles to Lea Bridge Road
- \* 1.7 miles to A12 Eastway



## Terms To Let

**EPC** EPC exempt - No building present

**VAT** Applicable. All rents, prices and premiums are exclusive of VAT, which is applicable.

## Contacts

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