

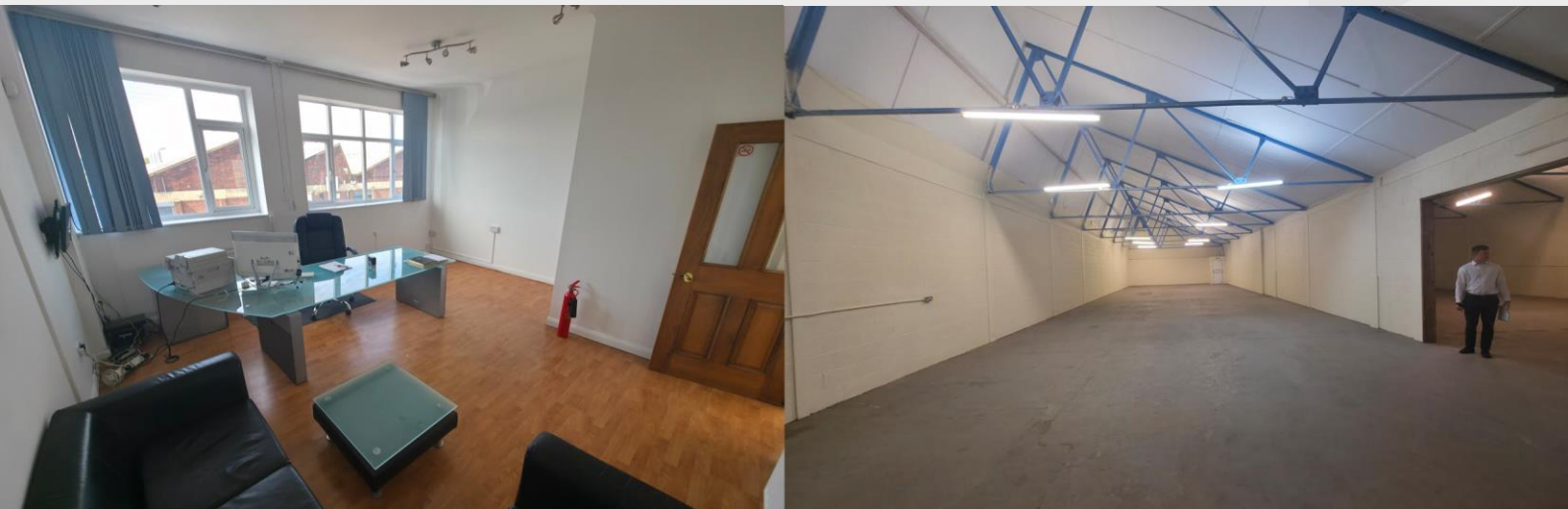


TO LET

Unit 3, 17 Argall Avenue London, E10 7QE

4,436 Sq Ft

Industrial / Storage / Industrial / Warehouse



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Description

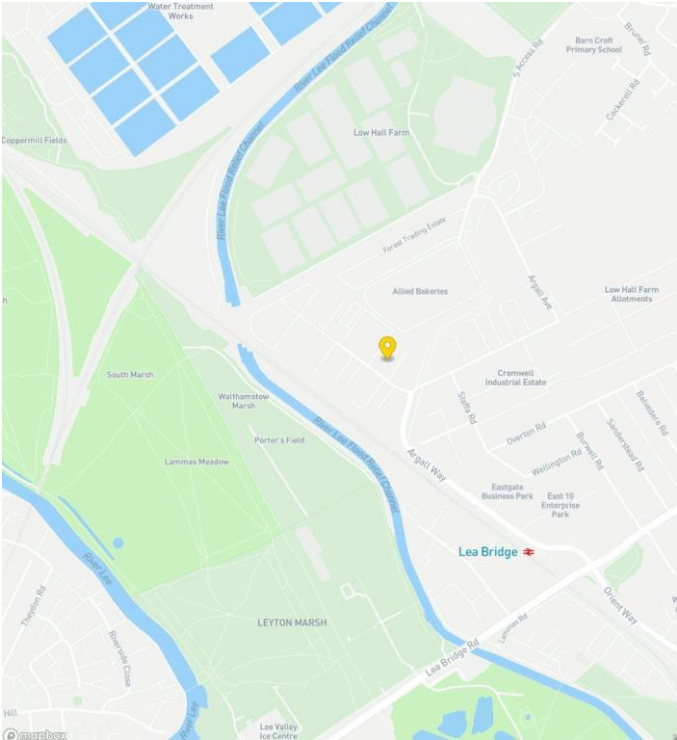
This modern, single-storey warehouse unit offers excellent functionality and flexibility, featuring dedicated first-floor office accommodation and kitchenette space. With an internal height of up to 6.8 metres, the space is well-suited to a range of industrial, storage, or distribution uses. The unit benefits from a 415 volt supply, gas supply, a roller shutter door for efficient loading and unloading, and convenient W C facilities. Externally, the unit has 3 parking spaces, providing ample room for parking, vehicle circulation, or additional storage.

Location

Unit 3, 17 Argall Avenue is situated in Leyton, within the London Borough of Waltham Forest, approximately 7 miles north-east of Central London. This strategic location provides excellent connectivity for businesses, with the A12 located just 1.5 miles away, offering direct links to the North Circular (A406), A10, M11, and M25, facilitating efficient distribution across London and the South East. The area benefits from strong public transport connections, with Lea Bridge Station only a short walk away, providing rapid services to Stratford (5 minutes), Tottenham Hale (7 minutes), and London Liverpool Street (20 minutes). Stratford also serves as a key Crossrail hub, enhancing access across the capital. London City Airport is just 7 miles away, making this location ideal for businesses requiring frequent domestic and international travel.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	3,634	337.61	Available
1st - Office	802	74.51	Available



Tenure	To Let
Rent	On application.
Business Rates	£16,716.5
EPC	0
VAT	D
Contacts	Payable if applicable.

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