



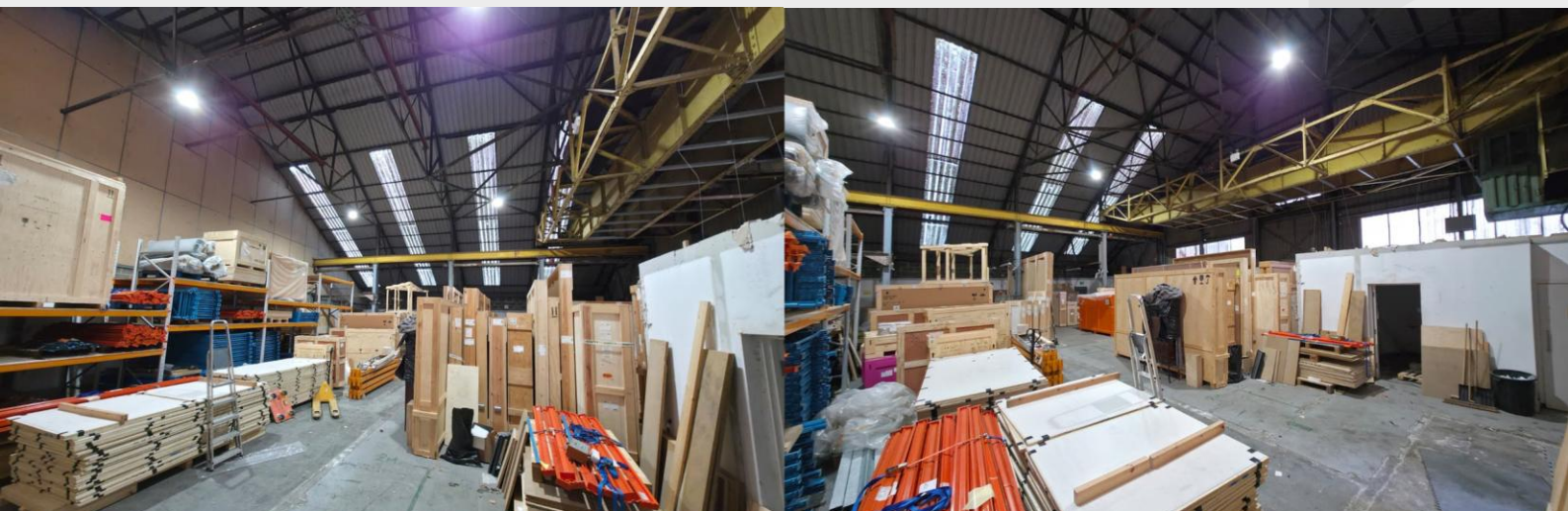
# TO LET

Unit 1 East 10 Enterprise Park

Leyton, E10 7DQ

3,760 sq ft

Warehouse / Industrial



**Distribution Warehouse To Let**

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# Unit 1 East 10 Enterprise Park, Leyton, E10 7DQ

## Description

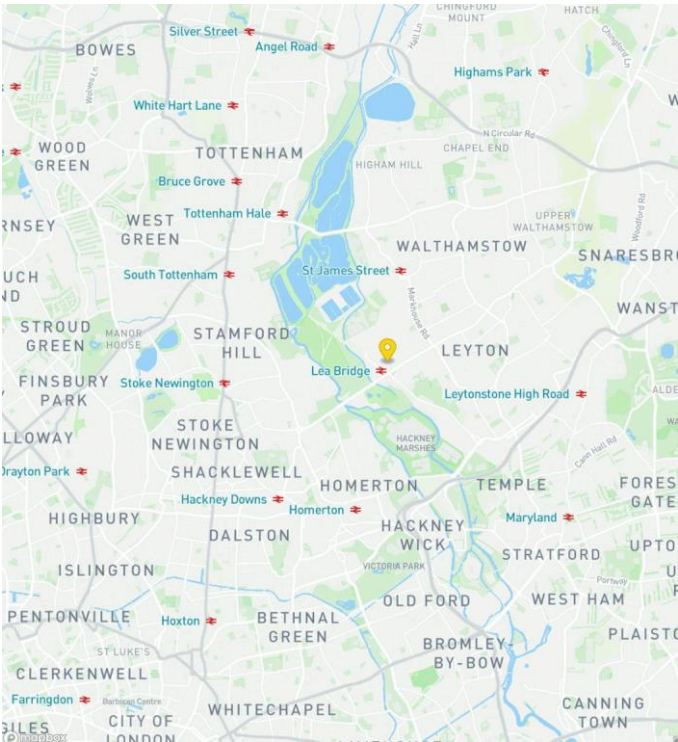
A single storey warehouse/industrial unit located on the north side of the estate, built of part brick and profile sheet cladding construction, with an internal height of up to 10.98 metres. The space is well-suited to a range of industrial, storage, or distribution uses. The unit benefits from three-phase power, an electric roller shutter door, kitchen and WC facilities. Externally, the property boasts generous yard space, with parking for 5+ vehicles, providing ample room for parking or additional storage.

## Location

East 10 Enterprise Centre 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 - Unit 1	3,760	349.32	Available



<b>Terms</b>	To Let
<b>Rent</b>	£67,680 p.a.x.
<b>EPC</b>	B
<b>VAT</b>	Not applicable

### Contacts

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