

Industrial For Sale

Offers in the region of

£600,000

2,434 sq ft

Unit 40, Cromwell Industrial Estate, London, E10 7QZ

A spectacular Freehold Industrial Unit with off street parking and full vacant possession

- Striking Two Storey Freehold Industrial Unit
- Superbly appointed throughout
- Mezzanine Storage and Office Areas
- Off Street Parking for 2 vehicles
- 3 - Phase Power installed



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Summary

- Price: Offers in the region of £600,000

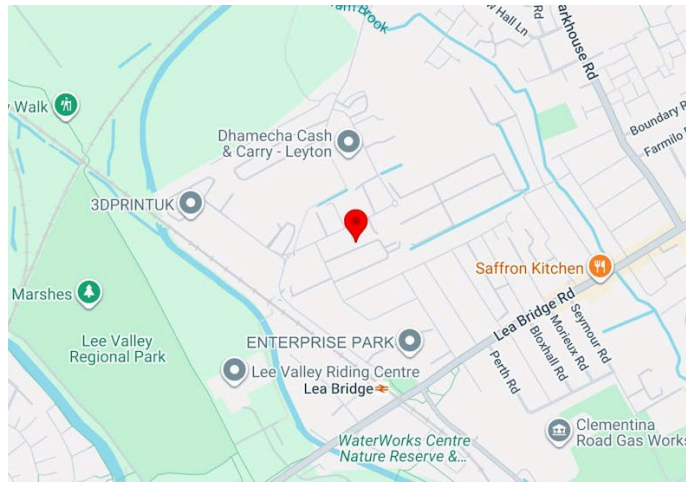
Further information

- [View Microsite](#)

Contact & Viewings

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Description

This is a fantastic and genuinely rare opportunity to purchase a vacant Freehold light-industrial space supremely located within this convenient and sought-after Estate. Enjoying gated access with strong security arrangement Cromwell Industrial now presents this superbly appointed set of spaces with roller shutter entrance, a flexible layout, thoughtfully-designed mezzanine levels and off street parking.

Location

Cromwell Industrial Estate occupies a strategic position on Staffa Road in the heart of Leyton, within the London Borough of Waltham Forest. Situated in the well-established Cromwell Industrial Estate, the property benefits from a thriving commercial environment and excellent connectivity across East and Central London.

Staffa Road lies just off Church Road (A1006), providing direct access to the A12 and A406 North Circular Road, both within a short drive. These major routes offer convenient connections to the M11, M25 and the wider national motorway network. The area is also well served by public transport, with Leyton Midland Road (Overground) and Leyton Underground Station (Central Line) both nearby, providing swift access to Stratford, the City and the West End.



London City Airport is also easily accessible via the A12.

Cromwell Industrial Estate is home to a range of established trade, light industrial and warehouse occupiers, making it a recognised and popular business location within the E10 industrial corridor. The surrounding area offers a wide selection of local amenities, trade counters and retail facilities, supporting both staff and operational needs.

Terms

Guide Price: £600,000 Subject to Contract.

Rateable Value: £25,250. We estimate the Rates Payable to approx. 50% of this figure.

EPC RATING: Upon Enquiry.

USE CLASS: Use Class E.

LOCAL AUTHORITY: The London Borough of Waltham Forest

POSSESSION: Vacant Possession on completion of legal formalities.

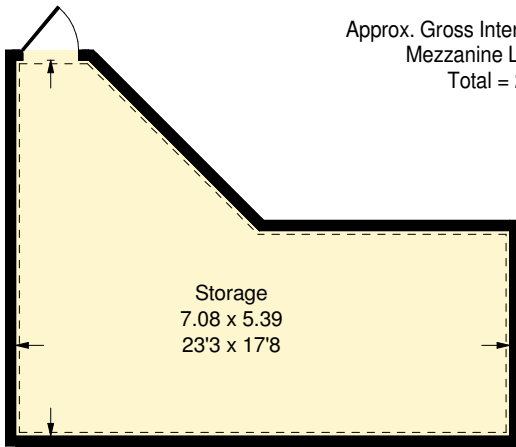
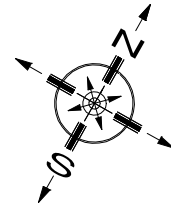
VAT STATUS: To be confirmed.

LEGAL COSTS: Each party is to bear their own legal costs.

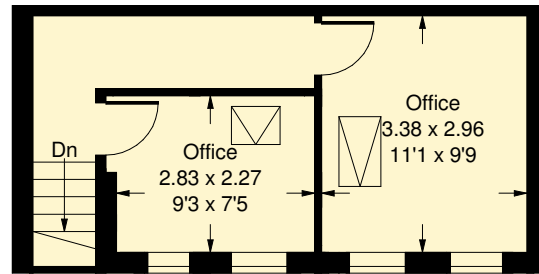


Cromwell Industrail Estate, E10

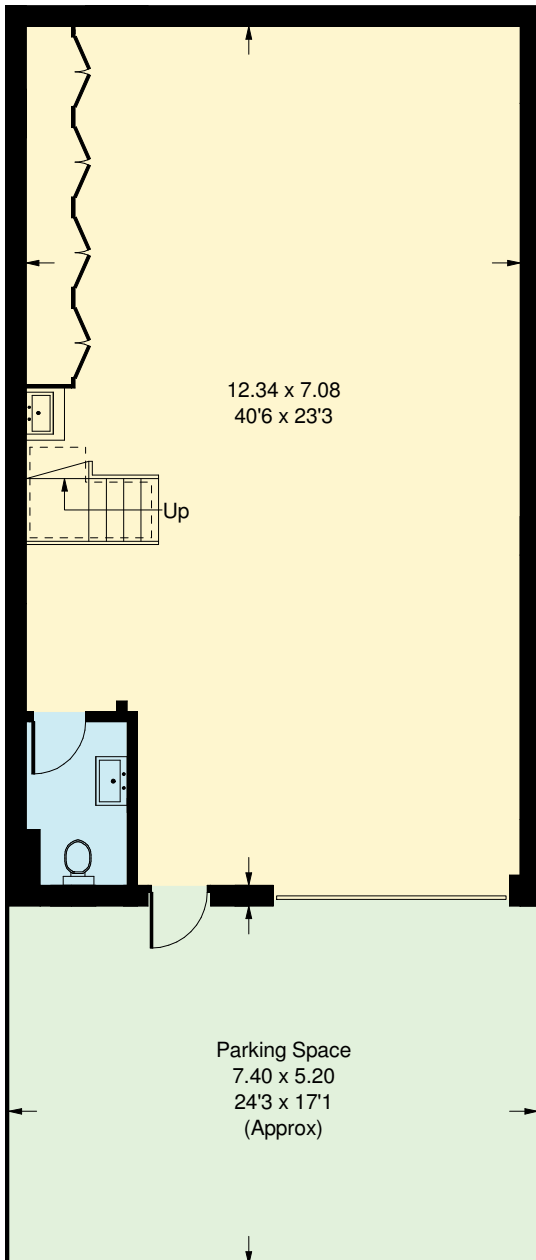
Approx. Gross Internal Area = 199.7 sq m / 2149 sq ft
 Mezzanine Level = 26.5 sq m / 285 sq ft
 Total = 226.2 sq m / 2434 sq ft



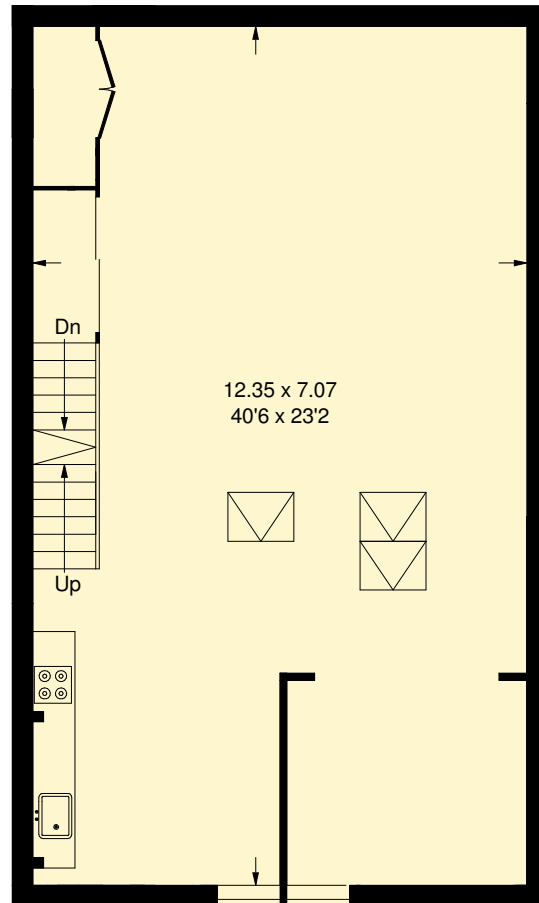
Mezzanine Level



Second Floor



Ground Floor



First Floor

- - - = Reduced headroom
 below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.