



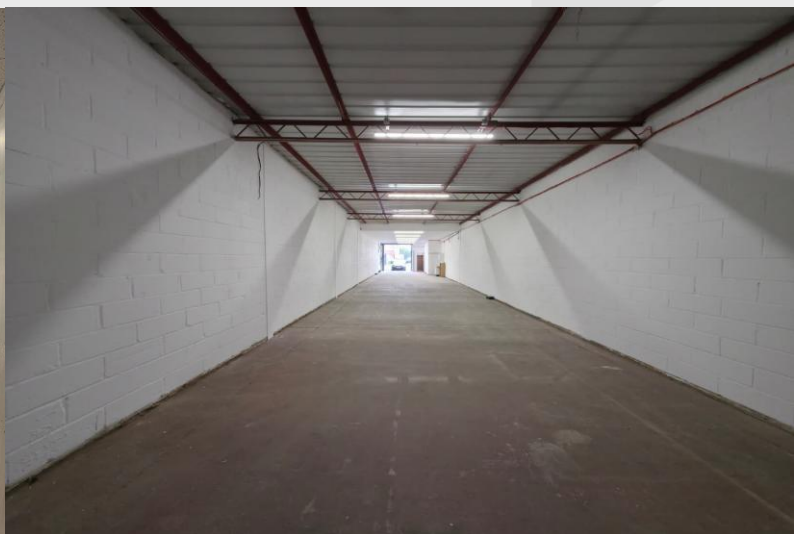
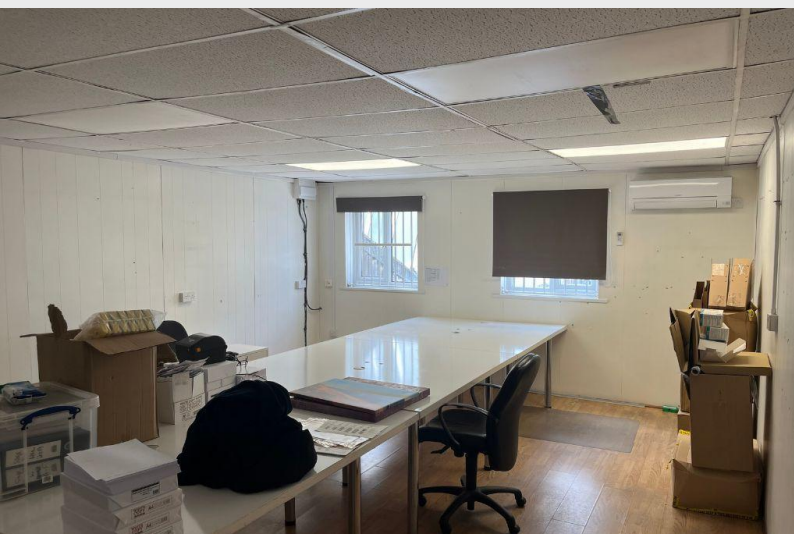
TO LET

18a Cromwell Industrial Estate, Staffa Road

Leyton, E10 7QZ

3,045 Sq ft

Industrial / Warehouse / Workshops



18a Cromwell Industrial Estate, Staffa Road, Leyton, E10 7QZ

Description

The property comprises a recently refurbished 2-storey warehouse. The ground floor provides clear open-plan warehouse and storage accommodation with an eaves height of 3.82m, while the first floor offers well-presented office space suitable for ancillary or light administrative use.

The unit benefits from 3-phase power, WC facilities, and loading access via a roller shutter door, which opens onto a dedicated forecourt providing space for loading and parking for up to 4 vehicles. This versatile unit would suit a range of industrial, trade, or urban logistics occupiers seeking well-maintained and efficiently configured accommodation close to Central London.

Location

The property is located on the Cromwell Industrial Estate in Leyton, an established industrial and commercial area offering excellent connectivity across London and the South East.

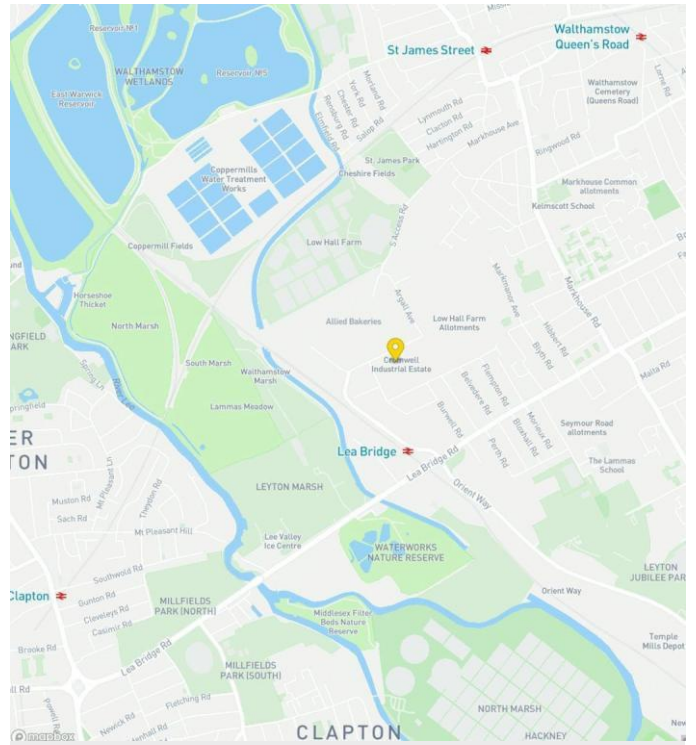
The estate is situated approximately 1.5 miles from the A12, providing direct access to Central London, the M25, M11 and the North Circular (A406) to the north.

Public transport links are also strong, Lea Bridge Station is an 8-minute walk away, offering Greater Anglia services to Stratford and Tottenham Hale, while St James Street Station (0.6 miles) provide London Overground services to London Liverpool Street in around 20 minutes.

This combination of road and rail connectivity makes the location ideal for businesses requiring quick access to both Central and wider Greater London.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	2,244	208.47
First Floor	801	74.42
Total	3,045	282.88



Tenure	A new lease to be agreed
Rent	£39,000 per annum
EPC	E (110)
VAT	Payable if applicable
Business rates	£22,500

Contacts

Harry Robins
020 8509 4426 | 07866 075899
harry.robins@strettons.co.uk



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