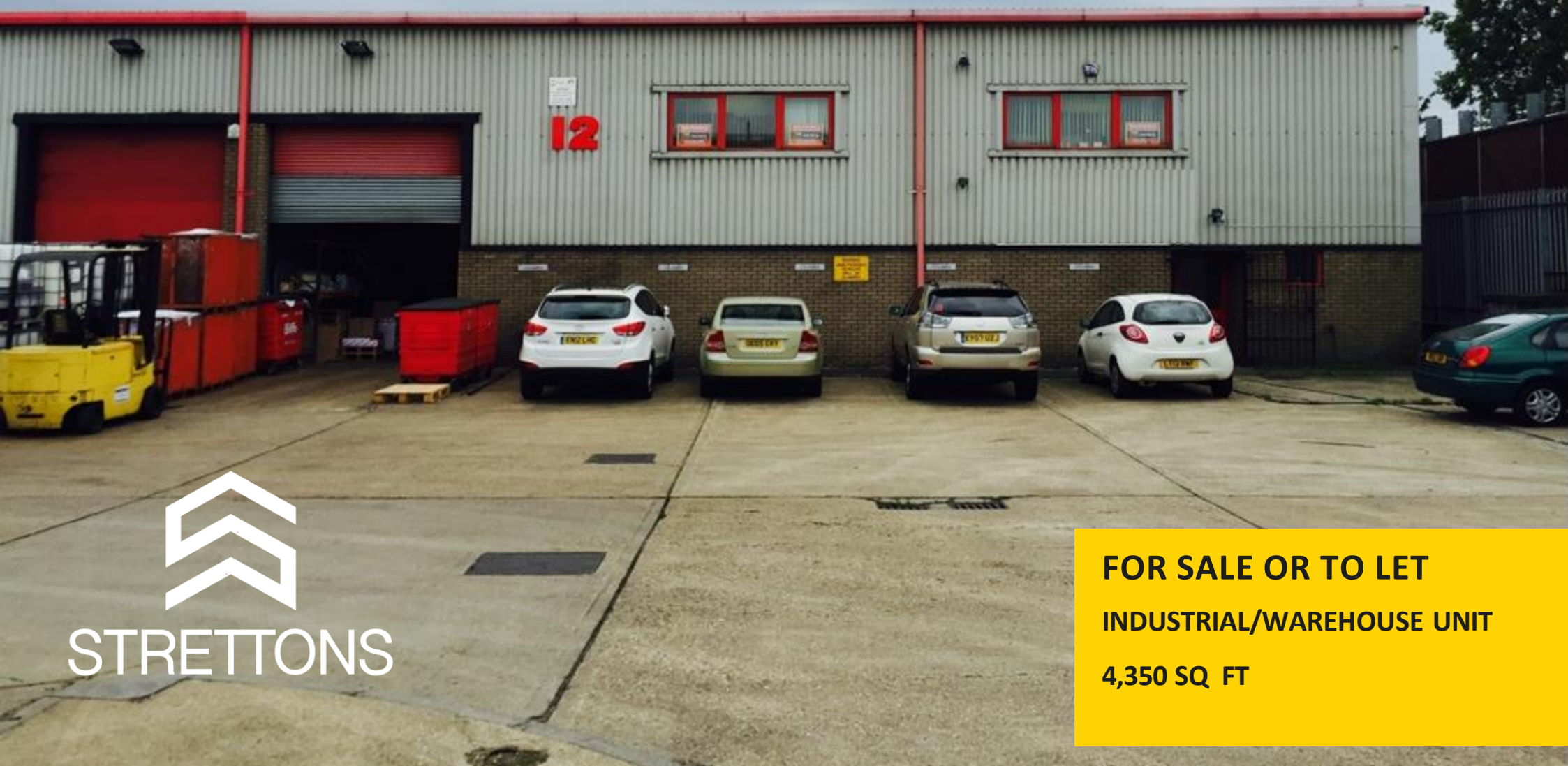


# Unit 12 Avenue Business Park, Justin Road, Chingford, E4 8SU



  
**STRETTONS**

**FOR SALE OR TO LET**  
**INDUSTRIAL/WAREHOUSE UNIT**  
**4,350 SQ FT**

# Unit 12 Avenue Business Park Justin Road Chingford E4 8SU

## DESCRIPTION

The Avenue Business Park is a modern industrial warehouse development comprising 2 terraces of similar sized units. Unit 12 is an end of terrace portal frame unit benefiting from the following features:

- 6.5m eaves height
- 3 phase power
- First floor offices
- Good loading and access
- Adjacent car parking



## ACCOMMODATION

The floor areas have been measured in accordance with the RICS Code of Measuring Practice

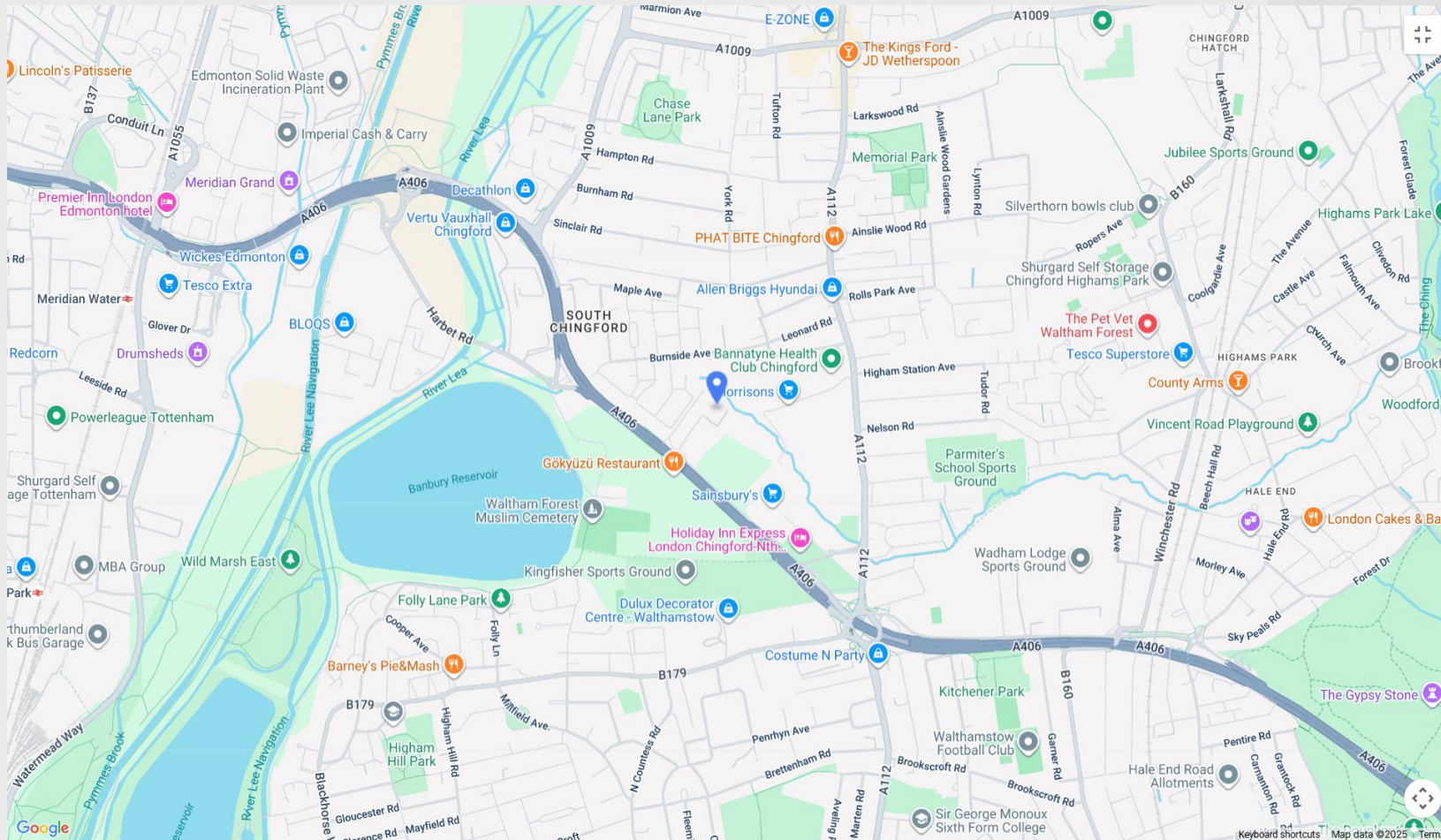
Ground floor warehouse	3,417 sq ft
First Floor office	<u>933 sq ft</u>
<b>Total</b>	<b>4,350 sq ft</b>

Car parking is provided at the front of the unit for 5 cars



## LOCATION

Avenue Business Park is conveniently situated to the north of the A406 (North Circular Road) approximately 2 miles from the A10 and 3 miles from the M11. There is subsequently easy access to Central London via the A10, A12 and A13. Nearby occupiers include Selco Builders Merchants, B&Q and Sainsburys.



## TENURE

The property is offered For Sale or To Let

## RENT / PRICE

Rent - £69,600 per annum exclusive

Price - £1.4m for the freehold interest

## VAT

Vat is applicable to the rent or purchase price

## EPC

An EPC will be commissioned and available for inspection by interested parties.

## SERVICE CHARGE

A service charge is payable towards maintenance of the common areas of the estate. Full details on application.

## BUSINESS RATES

Business Rates payable are £30,030 for 2025/26.

**For further information or an appointment to view please contact:**

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