PADROCK**LEYTON**.CO.UK

LEYTON LOG!STICS HUB

To Let

6,319 Sq Ft - 65,843 Sq Ft Delivering a Total Footprint of 206,800 Sq Ft 11 Urban Logistics Units

Under Construction
LEYTON|LONDON|ZONE3|E107JN

Unlock Last-Mile Power in Inner North-East London's Fastest Growing Hub

Leyton Logistics Hub is an 8.1 acre site in Leyton, Zone 3. A prime last-mile logistics site offering bespoke, high-spec solutions for distributors and SMEs scaling online and urban delivery operations.

With excellent road, overground, tube, and cycling links further into Central London, this site will provide much needed warehouse space in what is becoming increasingly rare for such centrally located areas.

The scheme will be BREEAM Outstanding and Net Zero Carbon. Redefining what 'Grade A' urban logistics means, with bold aspirations and market-leading ESG standards at the core of the scheme.

Junction 27 of the M25 only 10 miles



2.5 Miles [to/from] the North Circular Road



Net zero carbon in operation



Ideal for logistics, distribution and trade counter occupiers



Ideally situated for occupiers seeking to service east and central London



Less than a mile from Lea Bridge Station





High-Spec Units in a Strategic **Inner North-East London** Location

Leyton Logistics Hub brings 11 highly specified urban logistics units to a prime Zone 3 location. Designed with last-mile occupiers in mind, the site features a range of unit sizes from 6,319 to 65,843 sq ft each with power capacity to meet modern demands and excellent loading provisions.

With EPC A+ and BREEAM Outstanding targeted, the scheme delivers future-proofed logistics space in one of Inner North-East London's most strategically connected and supplyconstrained submarkets.



1.7 MVA **Power Supply** Across the Site



Allocated Parking Spaces at Each Unit



Cooling/Heating in Offices



High Speed Fibre Broadband (up to 1GBPS)



2 x Dock Doors Across Unit 1 & 2



Open Plan Offices with Raised Access Floor



Storage



Charging



16m-32m

Yard Depths

50 kN/SQM Floor Loading



Level Access Loading Doors







EV



6

LEYTON LOGISTICS HUB ZONE 3 / E10 7JN



A Smarter Footprint for a Cleaner London







Targeting Active EV EPC A+ Passive E



Active EV Chargers Net Zero Carbon Passive EV Chargers In Operation



Landscaped Environment Promoting Biodiversity



Targeting BREEAM Outstanding



Recycled Materials
During Construction



100% LED Lighting



Energy Saving PV Panels



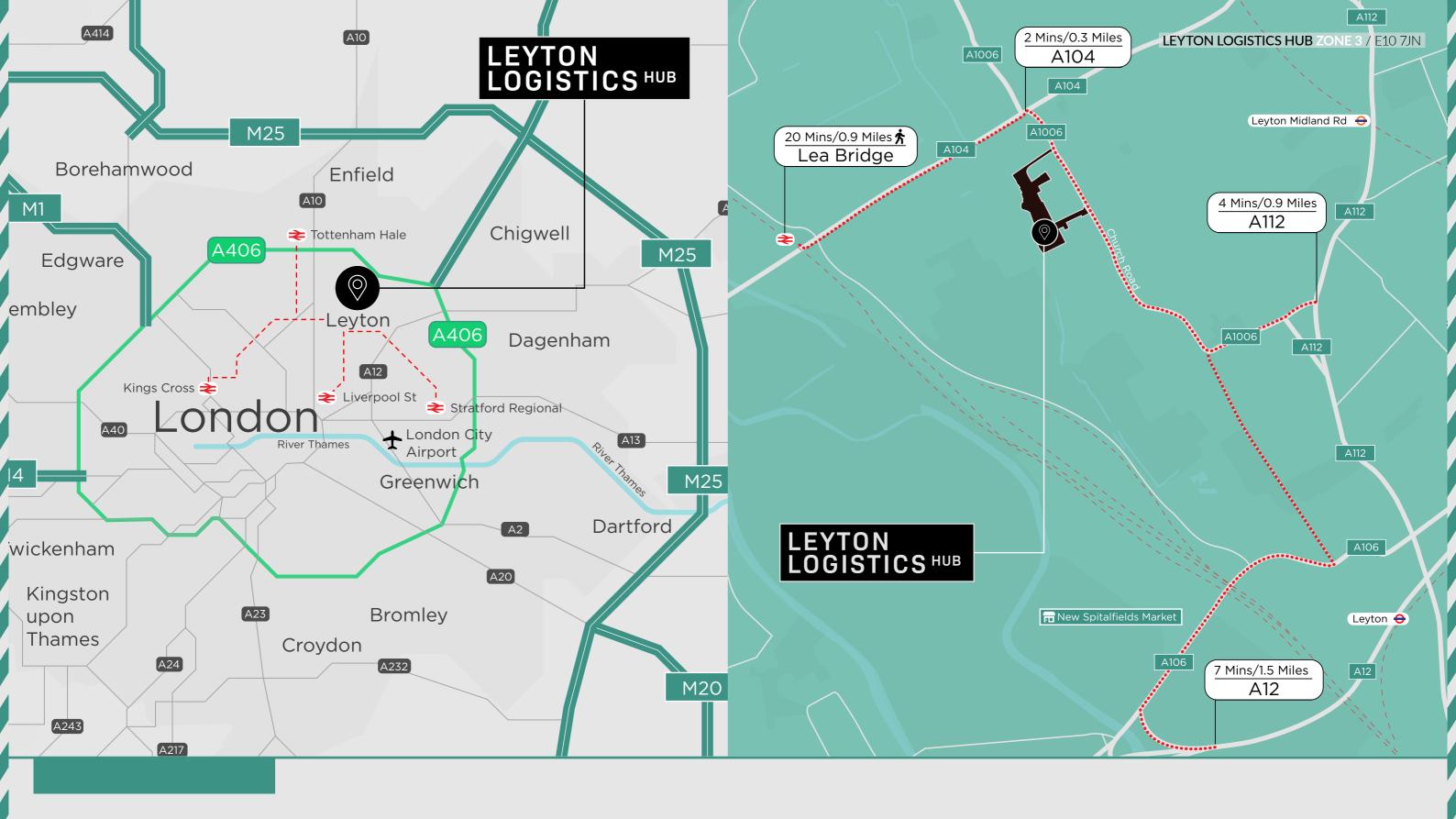
Green Walls



Green Roofs







Roads	Miles	Drive Time
A12	1.5	7 mins
A406 North Circular	2.5	10 mins
A10	3.2	15 mins
M11 J4	6	16 mins
M25 J27	10	20 mins
M1J1	13	30 mins

Locations	Miles	Drive Time
Walthamstow	2.5	12 mins
City of London	7.5	35 mins
West End	11	40 mins

Journey time from site
4 mins
4 mins
8 mins
10 mins
10 mins
16 mins

nall	Journey time
Kings Cross	24 mins
Liverpool Street	25 mins
Bond Street	35 mins

Airport	Miles	Drive time
London City	8.4	20 mins
Stansted	28	35 mins
Luton	40	1hr5mins
Heathrow	30	1 hr 15 mins

Further Information

For further information or to arrange an inspection, please do not he sitate to contact:

Lambert Smith Hampton

Joe Skinner +44 (0)7739 973 929 jskinner@lsh.co.uk

Richard Flood +44 (0)7754 674 580 rflood@lsh.co.uk

Charis Lovegrove +44 (0)7566 794 225 clovegrove@lsh.co.uk

DTRE

Jake Huntley +44 (0)7765 154 211 jake.huntley@dtre.com

Robert Cohu +44 (0)7860 659 043 robert.cohu@dtre.com

Hugh Stanton +44 (0)7730 357 434 hugh.stanton@dtre.com

EGLENNY

Peter Higgins +44 (0)7900 990 805 p.higgins@glenny.co.uk

Ryan Anderson +44 (0)7468 186 415 r.anderson@glenny.co.uk

Sam Sandell +44 (0)7586 627 705 s.sandell@glenny.co.uk

Investment Manager

PADROCK www.padrock.co.uk

DISCLAIMER PROPERTY DETAILS. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Power izes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment had the authority to make or give any representation or warranty in respect of the property.

Designed and created by Lighty www.eighty.studio