

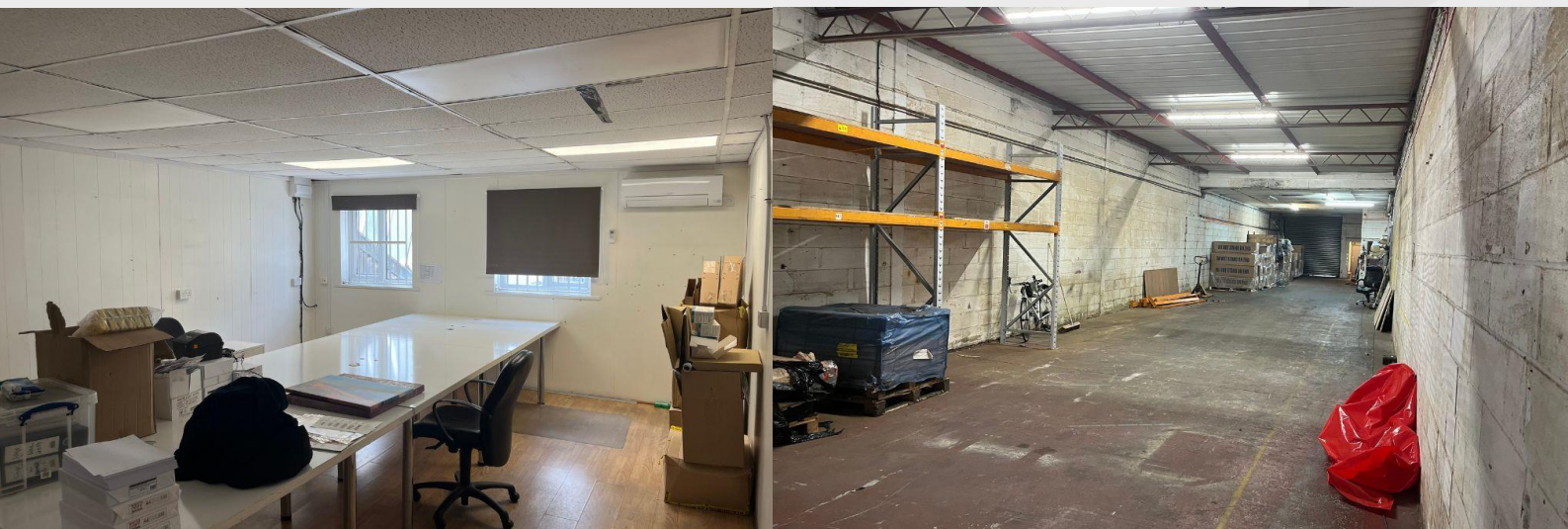


TO LET

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

3,023 Sq ft

Industrial / Warehouse / Workshops



Industrial / Warehouse To Let

strettons.co.uk

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Description

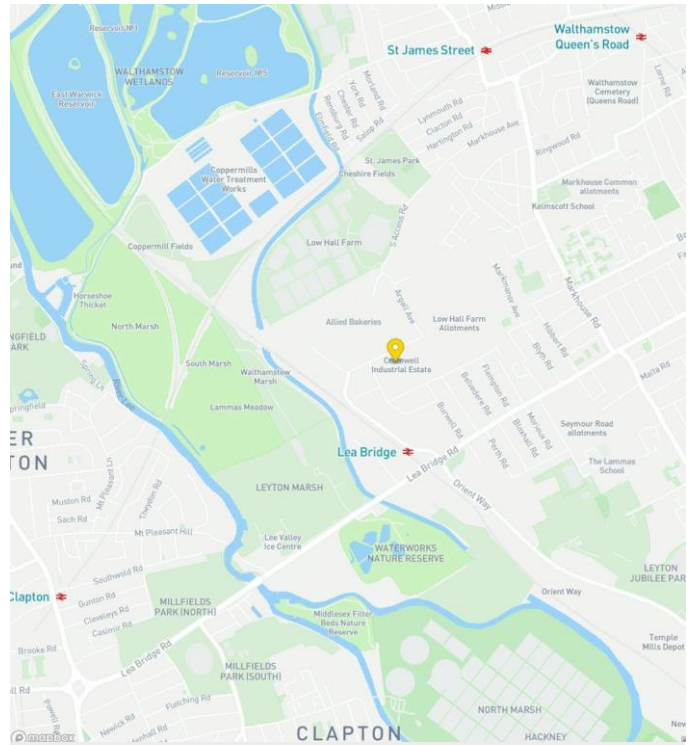
The unit is a two-storey warehouse. The ground floor is currently used as warehouse/storage space with an eaves height of 3.82m, whilst the first floor is used as office space. The property benefits from three phase power, WC facilities and loading via a roller shutter that leads to a small forecourt which can be used for loading or dedicated parking of up to four vehicles.

Location

The property is situated within the Cromwell Industrial Estate in Leyton, offering excellent connectivity. It is conveniently located 1.5 miles from the A12, providing easy access to Central London, as well as the M25, M11, and the North Circular (A406) to the north. Public transport links are also strong, with Lea Bridge Station just an 8-minute walk away, providing Greater Anglia services to Stratford and Tottenham. St James Street Station, 0.6 miles from the property, offers London Overground services. London Liverpool Street can be reached in approximately 20 minutes.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,222	206.43	Available
1st	801	74.42	Available
Total	3,023	280.85	



Tenure	A new lease to be agreed
Rent	£56,000 per annum
EPC	E (110)
VAT	Payable if applicable
Business rates	£22,500

Contacts

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