



## TO LET

**Warehouse & Land**  
Joseph Ray Road,  
Leytonstone, E11 1AA

5,016 sq ft

Industrial Site With  
Private Yard



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## Description

Offered across 5,016 this site is well suited for industrial, storage, or distribution occupiers seeking a well-connected base within East London.

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## Key points

- Electric Roller Shutters & 3-Phase Power Supply
- Vehicle Access
- Private Yard
- 24/7 Access & WC Facilities



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## Location

The property benefits from excellent road communications, with convenient access to the A12, providing direct links to Central London to the west and the M25 motorway to the east. The A406 is also easily accessible, facilitating connections across North London and to key arterial routes.

Leytonstone Underground station is located nearby, providing regular services on the London Underground Central Line, with direct access to key destinations including Stratford, Liverpool Street, and the West End. In addition, Leytonstone High Road Station is within close proximity, offering services on the London Overground.

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## Transport Links



Leytonstone High Road 0 Miles



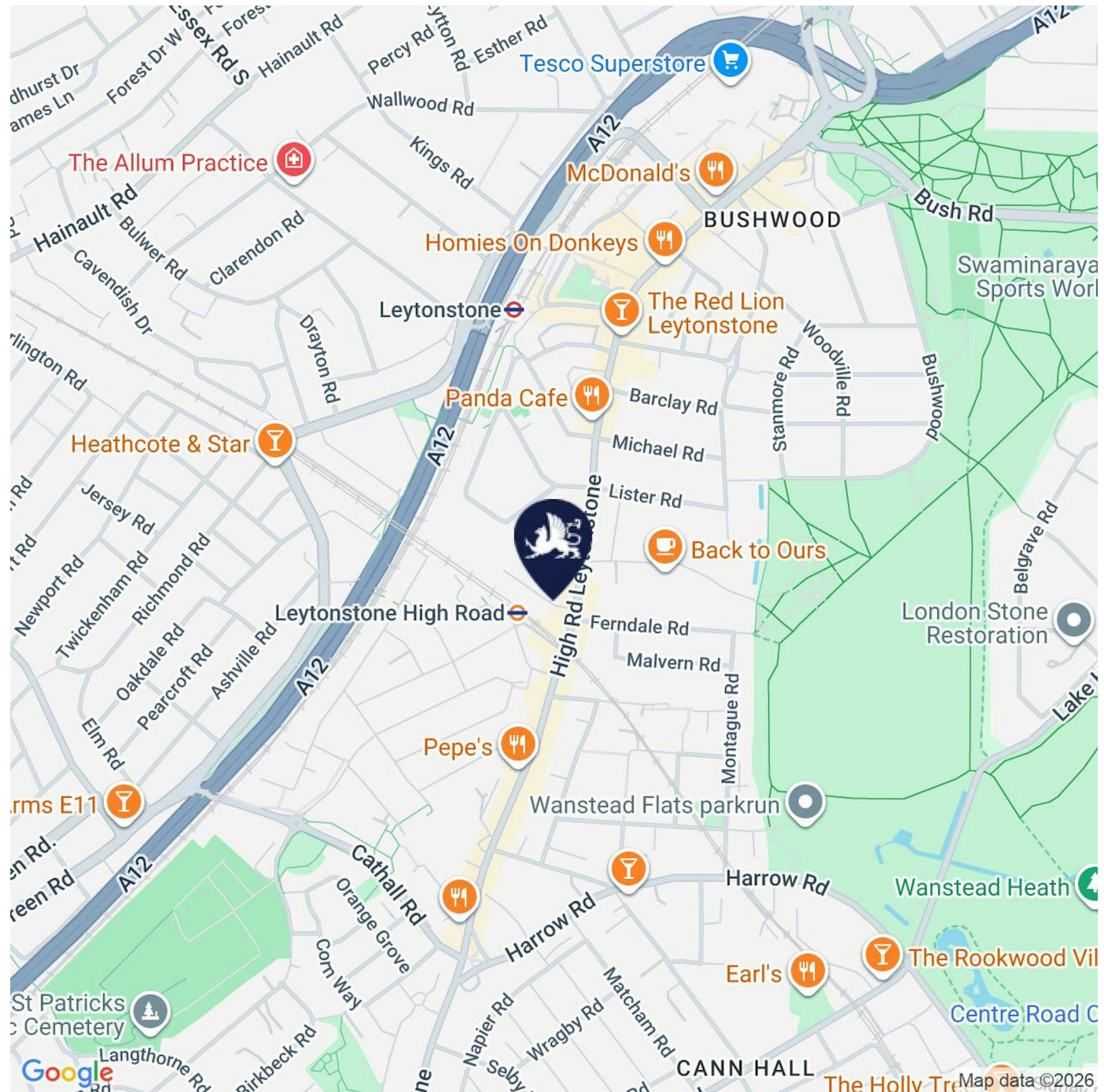
Leytonstone 0.3 Miles



Leyton 0.8 Miles



Leyton Midland Road 0.8 Miles



## Accommodation

Name	sq ft	sq m	Availability
Outdoor - Land	3,784	351.55	Available
Building - Warehouse	1,232	114.46	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£45,000 per sq ft
Rates	£7,920 per sq ft
Service Charge	On application
VAT	On application
EPC	On application

## Viewing & Further Information



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