



**TO LET**

**81-82 Rosebank Road,  
London, E17 8NH**

2,840 sq ft

Industrial Unit With  
Vehicle Access



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## Description

Situated along Rosebank Road, directly adjacent to Leyton Midland Road in the heart of East London, the industrial unit benefits from vehicle access alongside electric roller shutters and 3-phase power supply.

Nearby amenities include local cafés, convenience stores, and independent retailers contributing to a dynamic and evolving business environment.

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## Key points

- Self-Contained Site With Vehicle Access
- Insurance £70 Per Month
- 24/7 Access & WC Facilities
- Electric Roller Shutters & 3-Phase Power Supply







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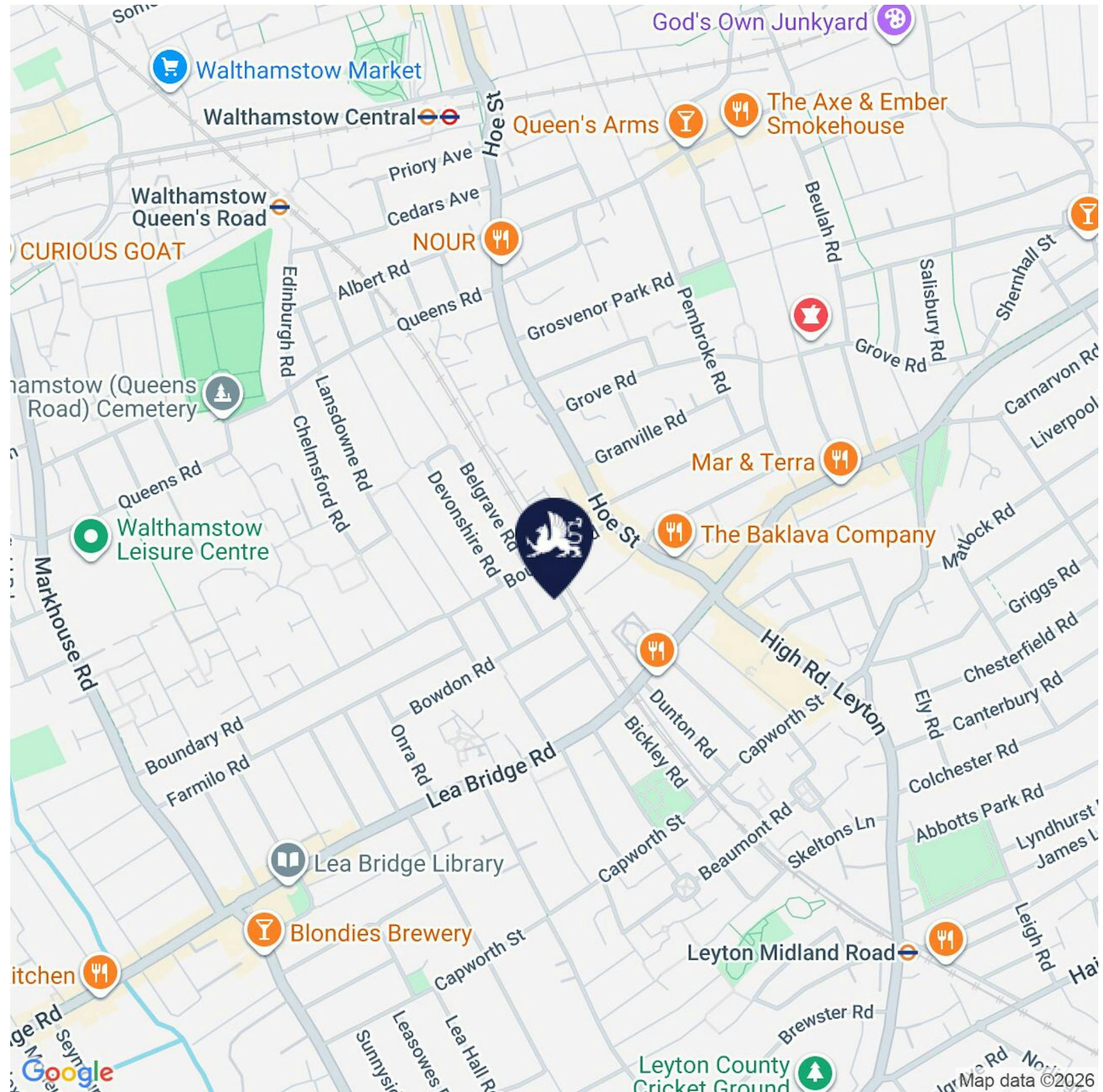
## Location

Leyton Midland Road Overground station is just a short walk away, providing convenient access across North and East London. The area is further supported by excellent road links, with easy access to the A12 and A406 (North Circular Road), enabling efficient connections to Central London, Essex, and the wider motorway network.

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## Transport Links

-  Walthamstow Queens Road 0.5 Miles
-  Walthamstow Central 0.6 Miles
-  Leyton Midland Road 0.6 Miles
-  St James Street 0.8 Miles





## Rents, Rates & Charges

Lease	New Lease
Rent	£50,040 per sq ft
Rates	On application
Service Charge	On application
VAT	On application
EPC	On application

## Viewing & Further Information



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