SMC Brownill Vickers

To Let

Light Industrial / Warehouse / Factor Building located off Lea Bridge Road, Leyton, E10

£350,000 per annum

12 Rigg Approach, Leyton, London, E10 7QN

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- Substantial light industrial / warehouse building
- Located off Lea Bridge Road in Leyton, East London
- Suitable for a variety of light industrial, storage, and production uses
- Good access to the A12, Stratford, Hackney, Walthamstow, Central London, etc
- Available on a new flexible lease

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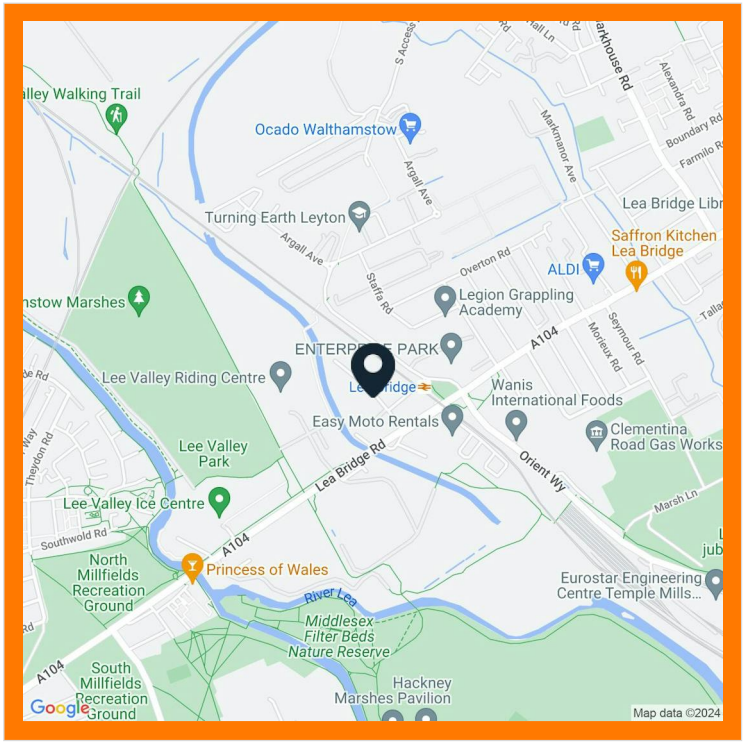

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Main warehouse	18,932	1,758.84
1st	4,352	404.31
Mezzanine	4,992	463.77
Total	**28,276**	**2,626.92**

Description

The property comprises a substantial building providing a main warehouse / production / storage area to the ground floor with ancillary facilities (canteen, stores, offices, WC facilities, etc). To the first floor is further offices, stores, showroom, and WC facilities. The property also includes a section of mezzanine.

The property benefits from good natural light from roof lights, a front roller shutter door (4.42m width x 4.45m height) and 2 side roller shutter doors (5.32m width x 3.05m height) + (6.64m width x 4.25m height). The property benefits from eaves height to the ground floor warehouse of between approximately 4.57m and 6.1m.

Externally there is a front forecourt and side access yard.

Location

The property is located on Rigg Approach off Lea Bridge Road (A104) within an established industrial / commercial area. The property is located in Leyton, and within easy reach of the A12 via the Orient Way and A106, which provides access to Stratford, Ilford, Romford, Central London, the M25 / M11 network, and outer Essex. On Rigg Approach there are a variety of commercial occupiers including wholesalers, manufactucters, motor repair, showroom and storage uses.

The property is a short walk from Lea Bridge train station providing services to and from Stratford and Bishop Stortford. Leyton Midland Road tube station is located just under 2 miles away. The location also benefits from a number of cycle and bus routes.

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 12, Rigg Approach, London, E10 7QN
Description: Factory and premises
Rateable Value: £139,000

We would advise prospective parties to verify the matter with the local rating office.

Planning

The property has most recently been used as a garment manufacturing factory and is understood to have a B1 (General Industrial) Use Class. Prospective interested parties are advised to make their own inquiries to satisfy themselves that the property is suitable for their intended use

Lease Terms

Available to let by way of a new lease on terms to be agreed.

Rent

£350,000 pa.

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (122)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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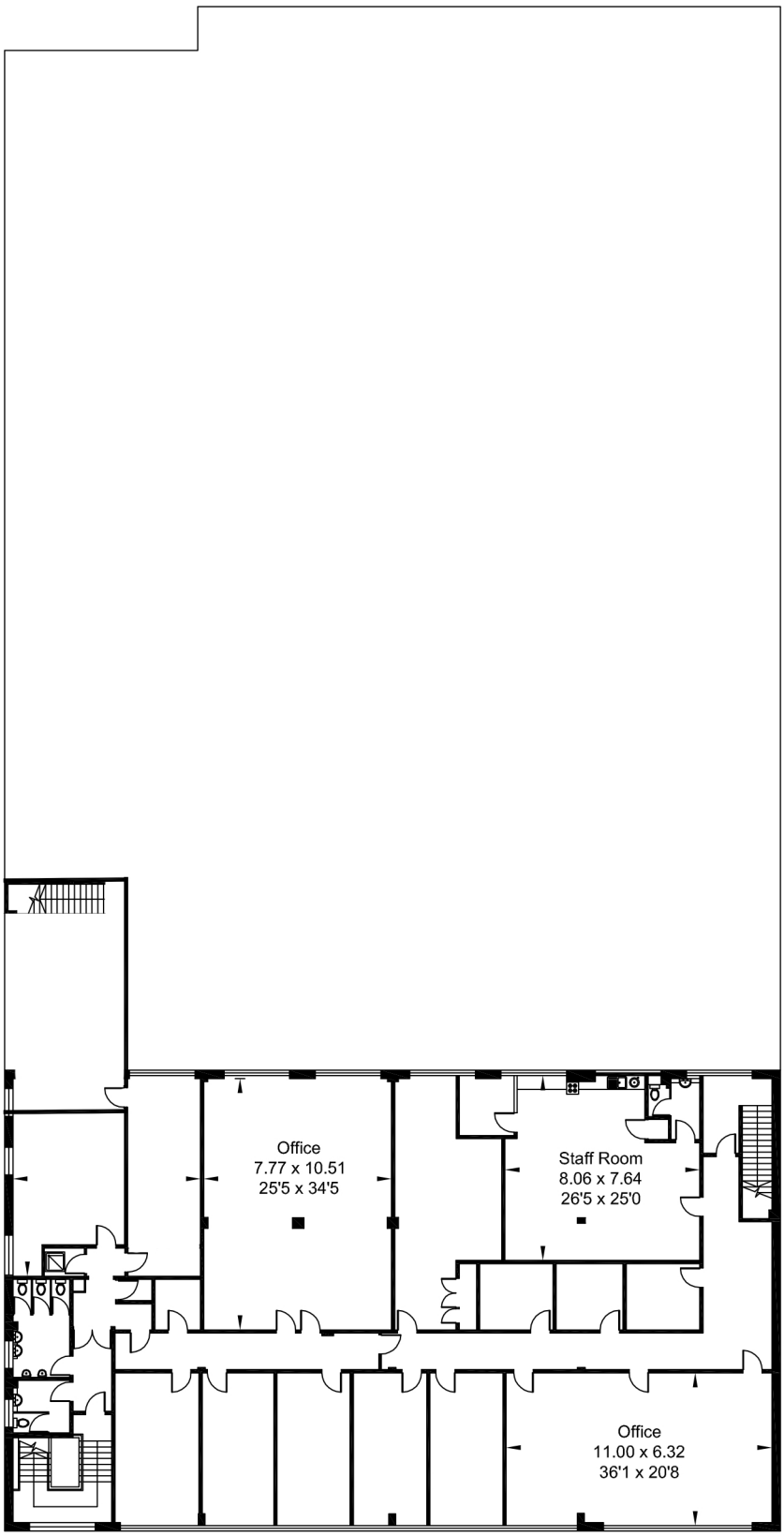
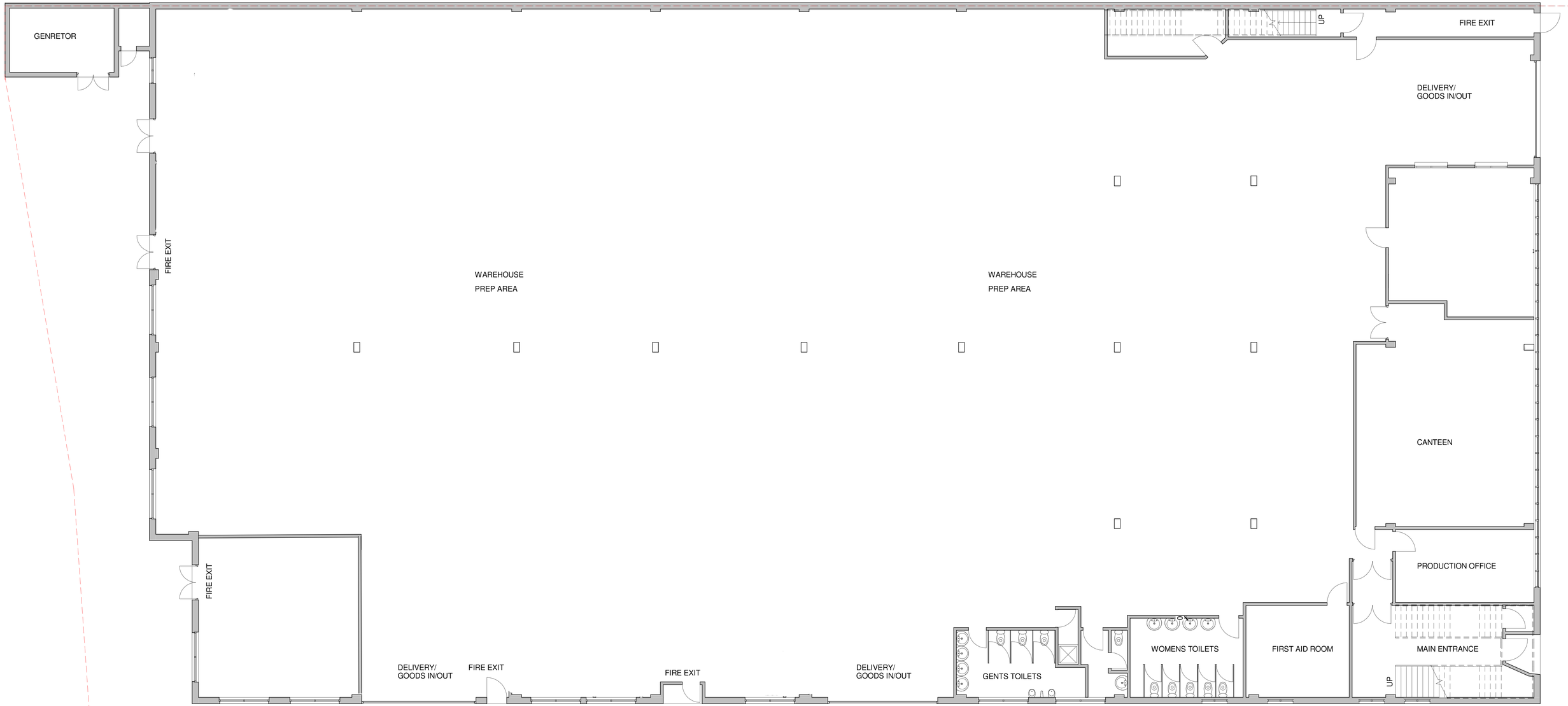
Approximate Gross Internal Area (Entire Building) = 2465.50 sq m / 26529 sq ft



First Floor

G.I.A.: 582.50 sq m / 6268 sq ft

Floorplanz © 2014 0845 6344080 Ref: 128360
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR PLAN