



# LEASE ASSIGNMENT



## Leyton Industrial Unit

Unit D3, Leyton Industrial Village, London, E10 7QP

**MODERN INDUSTRIAL /  
WAREHOUSE /  
DISTRIBUTION UNIT  
1831 SQ FT - TO LET**

**1,831 sq ft  
(170.11 sq m)**

- 6m clear internal eaves height
- Potential to add mezzanine
- 3 phase power and gas
- Allocated car parking
- Gated development with on site out of hours security
- Modern self contained warehouse unit

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## Description

Warehouse/Industrial unit located in East London with good access to the A12.

The unit benefits from being open plan with brick and profile steel cladding with a floor loading of 35 making it ideal for warehouse / industrial uses.

The unit has electric shutter doors, double glazed windows and is fitted with a kitchenette and DDA toilets.

## Location

Leyton Industrial Village is located within the popular Argall Industrial Area which is situated north of the Lea Bridge Road (A106), close to the junction with Lea Bridge Road and Orient Way. This gives good access to Central London, the A12, A406, and the M11 and M25.

Trains/Buses – Lea Bridge Station is within 12 minutes' walk of the unit. (1 stop Overground Rail connection to Stratford station/Westfield)

There are numerous bus routes serving Argall Avenue and Lea Bridge Road.



## Summary

Available Size	1,831 sq ft
Rates Payable	£15,469 per annum
Service Charge	£4,224 per annum
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon Enquiry

## Viewing & Further Information



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