

TO LET

To be refurbished Industrial / Warehouse Unit

1,104 sq. ft. (103 m²)

UNIT 26, LEYTON BUSINESS CENTRE,
Etloe Road, London E10 7BT



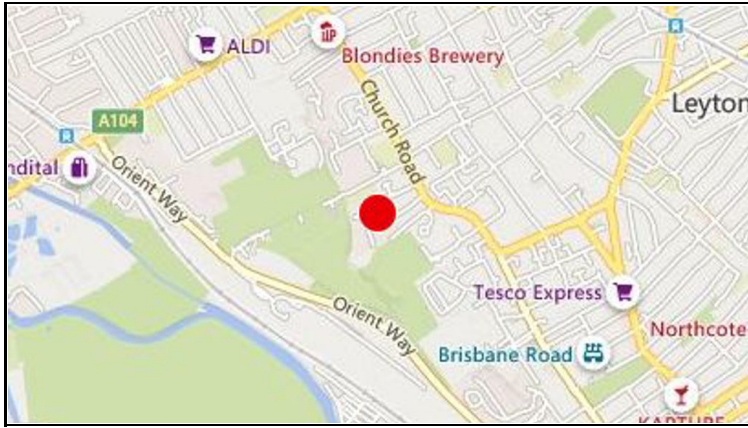
- Loading area
- Parking facilities
- 4.29 m min. eaves height

- All mains services
- Kitchen and WC facilities

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

Leyton Business Centre is situated on Etloe Road, close to the intersection with Church Road (A1006) which links to the A104 and the A106, and thereafter to the A12. Therefore, there is easy access into the City, to the North Circular and to the M25. Underground services are provided at Leyton station, providing services on the Central line.

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit with open plan accommodation, along with kitchenette and WC facilities to the rear. Ancillary office/storage is provided by way of a lightweight mezzanine.

ACCOMMODATION

Total: **1,104 sq. ft. (103 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £17,750. Interested parties are advised to make their own enquiries of the London Borough of Waltham Forest.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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