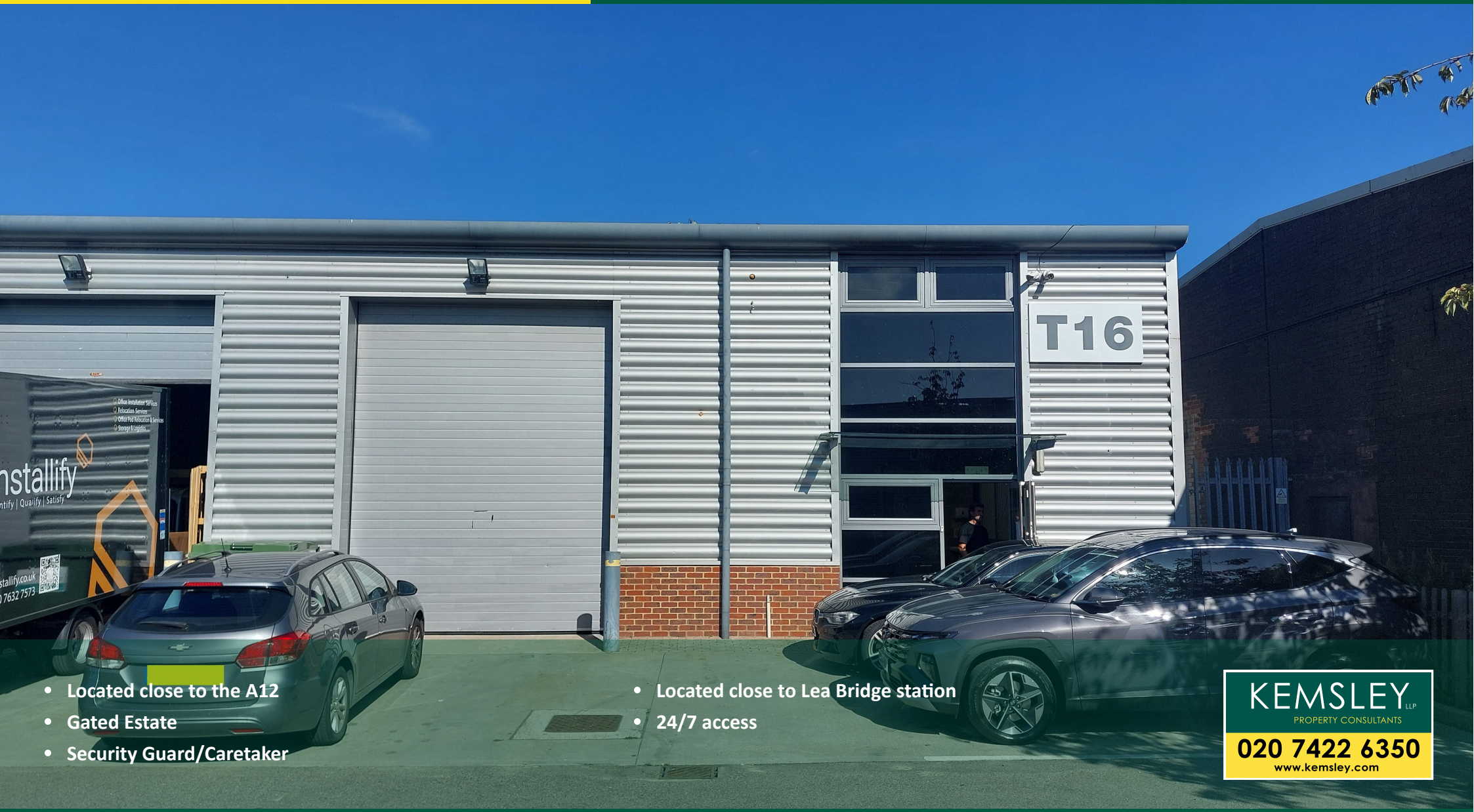
TO LET

Modern Industrial / Warehouse Unit

1,710 sq. ft. (159 m²)

UNIT T16, LEYTON INDUSTRIAL VILLAGE,

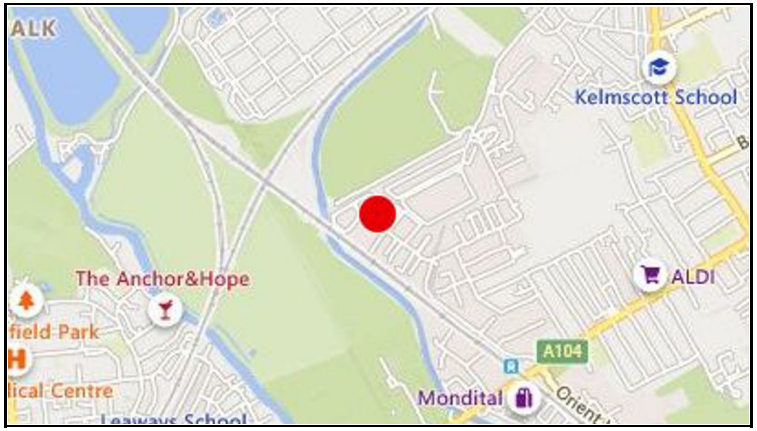
Argall Avenue, London E10 7QP



- Located close to the A12
- Gated Estate
- Security Guard/Caretaker
- Located close to Lea Bridge station
- 24/7 access

KEMSLEY LLP
PROPERTY CONSULTANTS
020 7422 6350
www.kemsley.com

Kemsley LLP 46 New Broad Street, London, EC2M 1JH







LOCATION
The property is located within the established industrial area of Argall Avenue, within close proximity to the A12, providing access to the A406 and M25 to the east. There are good public transport links with Lea Bridge station being nearby.

DESCRIPTION
The property comprises an end of terrace industrial/warehouse unit of steel portal frame construction with blockwork elevations. The warehouse features open-plan accommodation. Access is provided via a personnel access door. Loading access is available through an up-and-over electric shutter.

ACCOMMODATION

Total:	**1,710 sq. ft. (159 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 £31,000. 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 B.

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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Ref: AR4966/KC 01.26

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