

TO LET

Modern Industrial / Warehouse Unit

6,083 sq. ft. (565 m²)

UNIT B09, LEYTON INDUSTRIAL VILLAGE,

Argall Avenue, London E10 7QP



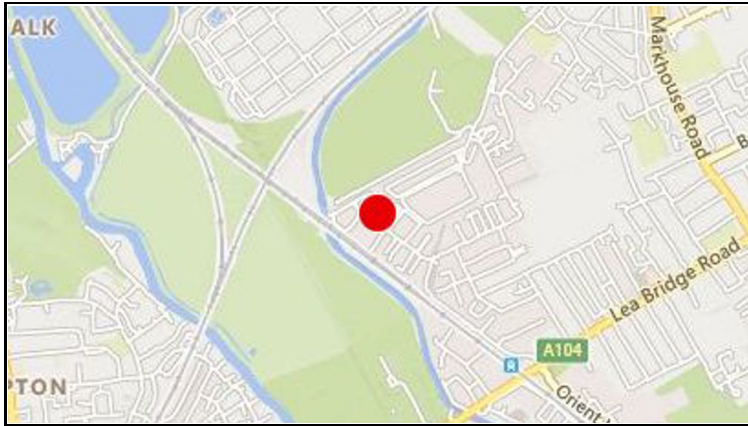
- 6m eaves
- 24/7 access
- Security guard/caretaker

- Located close to Lea Bridge station
- Located close to the A12
- 2x electric loading doors

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



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 industrial/warehouse unit of steel portal frame construction with blockwork elevations. The warehouse features predominantly open-plan accommodation including WCs towards the rear. Personnel access is provided via a door leading to the warehouse and loading access is provided via two electric up and over shutters.

ACCOMMODATION

Total: **6,083 sq. ft. (565 m²)**

The above floor areas are approximate and have been provided by our client.

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

£160,000 per annum exclusive.

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 £80,500. Interested parties are advised to make their own enquiries of the London Borough of Waltham Forest.

SERVICE CHARGE

The service charge currently stands at £12,870 per annum plus VAT (including building insurance).

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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