TO LET

Industrial / Warehouse Unit

3,043 sq. ft. (283 m²)

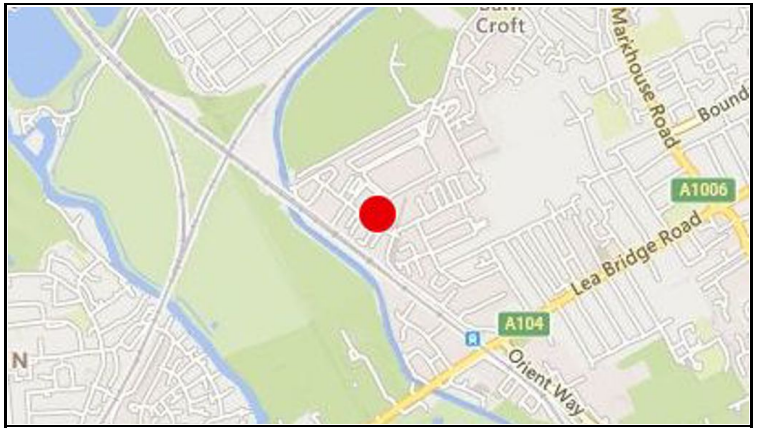
UNIT 15 OF 17 ARGALL AVENUE,

London E10 7QE

- Partitioned offices
- Electric roller shutter
- 24/7 access
- Located close to the A12
- Located to the Lea Bridge station
- Gated estate

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 rail station being nearby.

DESCRIPTION
The property comprises an industrial/warehouse unit accessed via a service road off Argall Avenue. Internally, the unit provides predominantly open plan warehouse accommodation with partitioned offices to the front.

ACCOMMODATION
Total: **3,043 sq. ft. (283 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
Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
An EPC has been commissioned at band E.

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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