

TO LET

Modern Industrial / Warehouse Unit

3,563 - 7,212 sq. ft. (331 - 670 m²)

UNITS C1 & C2, LEYTON INDUSTRIAL VILLAGE,

Argall Avenue, London E10 7QP



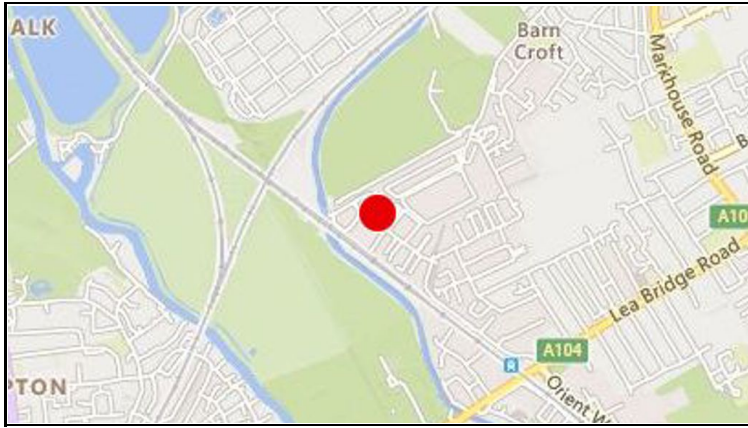
- Security guard / Caretaker
- Located close to the A12
- Gated Estate

- 24/7 access
- Located close to Lea Bridge station
- Can be let individually or combined.

KEMSLEY LLP
PROPERTY CONSULTANTS

020 7422 6350

www.kemsley.com



LOCATION

The property is located within the well-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 a mid-terrace industrial unit of steel portal frame construction with blockwork elevations. The warehouse is currently configured to provide open-plan warehouse accommodation. Access is provided via a personnel door. Loading access is available via an up and over electric shutter.

ACCOMMODATION

C1

Ground Floor:	2,282 sq. ft. (212 m ²)
Mezzanine:	1,281 sq. ft. (119 m ²)
Total:	3,563 sq. ft. (331 m ²)

C2

Ground Floor:	2,433 sq. ft. (226 m ²)
Mezzanine:	1,216 sq. ft. (113 m ²)
Total:	3,649 sq. ft. (339 m ²)

Combined Total: **7,212 sq. ft. (670 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

C1: An EPC has been commissioned at Band B.

C2: 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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