

TO LET

Mid-Terrace Industrial/Warehouse

1,462 sq. ft. (136 m²)

UNIT 44, FAIRWAYS BUSINESS PARK

Lammas Road, Leyton, London, E10 7QB

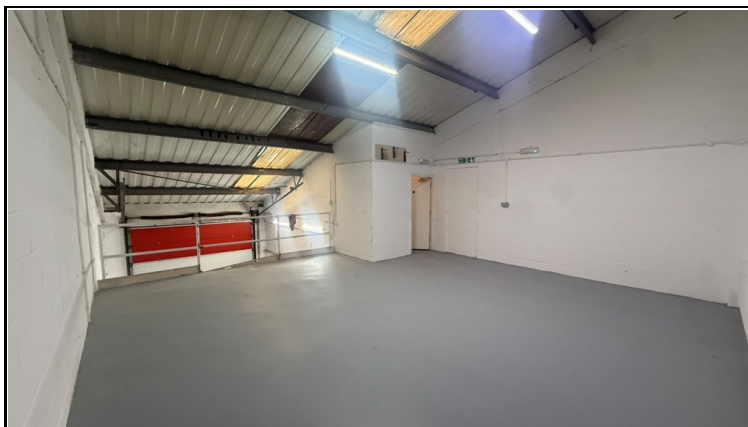
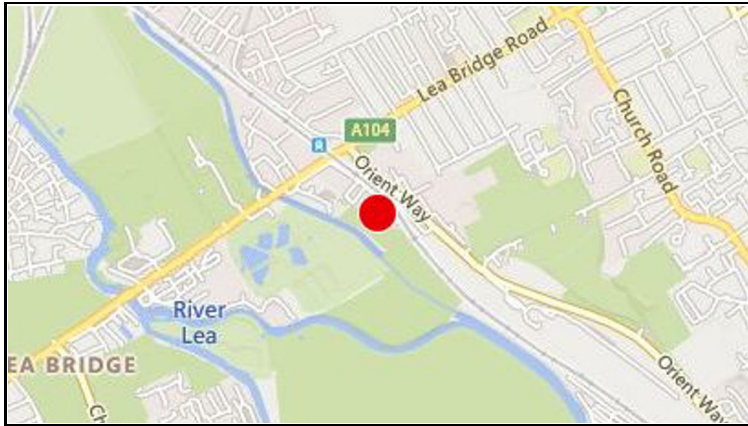


- Gated estate
- Mezzanine and WC facilities
- Manual roller shutter
- 24 Hr access
- 3-Phase power
- Estate CCTV

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The property is located on Fairways Business Centre situated at the end of Lammas Road off Leabridge Road. Leabridge Road provides easy access to North Circular (A406) linking to M11 and M25 motorways and A12. There are a number of bus routes along Leabridge Road and Leabridge national rail station is a short walk away offering easy access to Stratford and Tottenham Hale stations which are approximately 2 minutes away. Westfield Shopping Centre and Olympic Park are approximately 1 mile away.

DESCRIPTION

The property comprises a mid-terrace industrial unit of primarily brick construction benefiting from mainly clear warehouse accommodation with a mezzanine and WC facilities. Externally, the property benefits from a loading area to the front of the unit with parking available in front of the unit.

ACCOMMODATION

Ground floor	950 sq. ft. (88 m ²)
Mezzanine	512 sq. ft. (48 m ²)
Total	1,462 sq. ft. (136 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.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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