

TO LET

Mid-Terrace Industrial / Warehouse

835 sq. ft. (78 m²)

UNIT T1A, LEYTON INDUSTRIAL VILLAGE

Argall Avenue, Leyton, E10 7QP

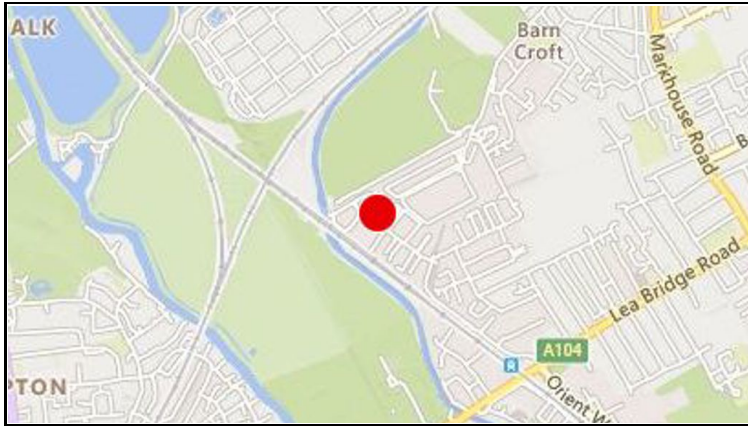


- Gated estate
- Mezzanine and WC facilities
- Electric roller shutter
- 24Hr access
- 3-Phase power and gas
- Estate CCTV

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The property is located with 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 open-plan accommodation with mezzanine storage and WC facilities. Access is provided via a personnel access door. Loading access is available through an electric roller shutter, which opens into the warehouse space, providing a clear internal eaves height of 6m.

ACCOMMODATION

Total (excluding mezzanine) 835 sq. ft. (78 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

Further information available on request.

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.

CONTACT

Strictly by appointment via sole agents:

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