

COUNTRYWIDE COMMERCIAL
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TO LET — CREATIVE INDUSTRIAL / STUDIO UNIT

LEYTON STUDIOS

UNIT 8

15 Argall Avenue, London E10 7QE

FLOOR

FIRST FLOOR

AREA

5,166 SQ FT (479.94 m²)

RENT

£5,000 PCM + VAT



THE OPPORTUNITY

A creative industrial unit within Leyton Studios

LOCATION

The property is situated at Leyton Studios, 15 Argall Avenue, London E10 7QE, within the established Argall Avenue industrial area. The estate is home to a number of businesses operating in the creative industries and provides excellent access across East London and beyond. The A12 and A406 are less than 10 minutes away, and Lea Bridge Station provides nearby national rail services.

DESCRIPTION

Unit 8 is available within this secure development, occupying the first floor and accessed from ground level via stairs. It benefits from 3-phase power, WC and kitchenette facilities, making it well placed for arts, studio, workshop and creative production occupiers.

SPECIFICATION & HIGHLIGHTS

UNIT 8 · FIRST FLOOR

5,166 sq ft

PARKING

7 spaces

SPACE & USE

Creative / arts users
Studio & production
Flexible, open-plan

BUILDING

3-phase power
Kitchenette & WC
Secure development

CONNECTIVITY

A12 / A406 nearby
Lea Bridge Station
7 parking spaces

TERMS & FURTHER INFORMATION

Practical details of the letting

UNIT 8 RENT

£5,000 pcm

+ VAT · £60,000 pa

RATEABLE VALUE

£38,500

RATES PAYABLE

c. £19,248 pa

DEPOSIT

2 months' rent

LEASE TERMS

New lease on terms to be agreed.

VAT & SERVICES

VAT applicable. Services / utilities excluded from rent.

USE

Arts, creative, studio, workshop and production use, subject to consents.

AML / KYC CHECKS

ID, proof of address and company details required; £350 + VAT check fee may apply.

SOLE AGENT

Jason Grant, Countrywide Commercial

020 8506 9900 · 07956 380 992 · jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

VIEWINGS

Strictly by appointment

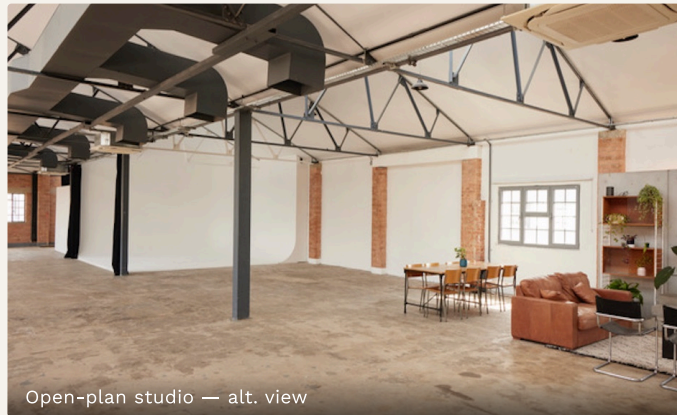
These particulars are intended as a general outline only for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or contract. All descriptions, dimensions and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Countrywide Commercial has any authority to make or give any representation or warranty whatever in relation to this property. Images are for illustration purposes only and may have been digitally enhanced or adjusted for marketing purposes.

GALLERY

Unit 8 — first-floor creative studio



Open-plan studio



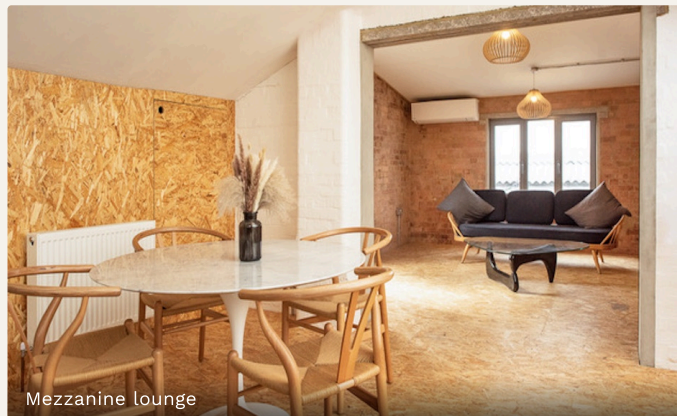
Open-plan studio — alt. view



Open-plan lounge area



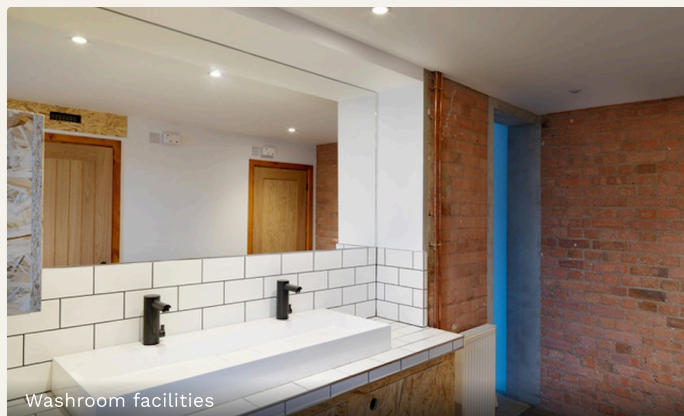
Mezzanine walkway



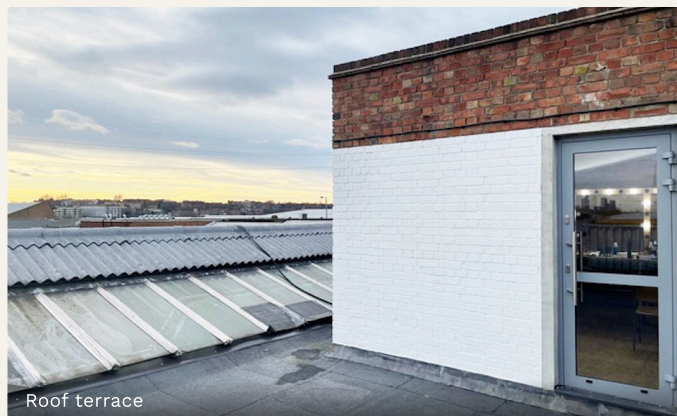
Mezzanine lounge



Make-up / dressing area



Washroom facilities



Roof terrace



Exterior