

TO LET

countrywide

COMMERCIAL PROPERTY AGENTS

Unit 20, Cromwell Industrial Estate

Staffa Road, Leyton, London E10 7QZ

SIZE	RENT	USE CLASS
Approx. 2,000 sq ft	£40,000 per annum exclusive	B2 / B8 – no motor trade

DESCRIPTION

A well-presented industrial unit

countrywide

COMMERCIAL PROPERTY AGENTS



The property comprises a well-presented industrial/warehouse unit extending to approximately 2,000 sq ft overall, inclusive of the mezzanine office/storage accommodation, kitchen, WC and shower facilities. The main ground floor provides flexible open-plan accommodation, with the mezzanine providing useful office, storage and staff facilities.

Externally, the property benefits from its own private front courtyard with parking for approximately three vehicles. Situated within a secure gated industrial estate, it benefits from 24-hour access.

ACCOMMODATION — APPROX. 2,000 SQ FT OVERALL

Ground floor warehouse · Mezzanine office/storage · Kitchen · WC & shower facilities · Private front courtyard · Parking for 3 vehicles



LOCATION

Leyton, E10

countrywide

COMMERCIAL PROPERTY AGENTS

Cromwell Industrial Estate is situated on Staffa Road, Leyton, within an established and popular commercial location in the London Borough of Waltham Forest. The estate benefits from excellent road links via Lea Bridge Road (A104), the A12 and A406 North Circular Road, providing convenient access to the M11, M25, Central London and the wider motorway network. Public transport connections are also readily available, with Lea Bridge, Leyton Midland Road and Leyton Underground stations all within easy reach, providing connections towards Stratford, Tottenham Hale, the City and West End.



RENT

£40,000 per annum exclusive

UTILITIES & OUTGOINGS

Electricity, water and business rates are the tenant's responsibility.

LEASE TERMS

Flexible, to be agreed with the landlord

USE CLASS

B2 / B8 — motor trade uses not permitted

BUSINESS RATES

Rateable Value £25,250. Rates payable estimated at approx. £11,000 per annum, before reliefs. Transitional Relief or Supporting Small Business Relief may apply depending on the occupier's circumstances. Confirm actual payable amount and relief with the London Borough of Waltham Forest.

EPC

Rating D (78), valid to 4 May 2036

VIEWING & FURTHER INFORMATION

Jason Grant

Countrywide Commercial (UK) Ltd

T: 020 8506 9905 M: 07956 380 992

E: jason@countrywidecomm.co.uk W: countrywidecomm.co.uk

Subject to Contract. These particulars are intended as a general guide only and do not constitute any part of an offer or contract. Interested parties should satisfy themselves as to the accuracy of all information provided.