

INDUSTRIAL

**BUSINESS
SPACE
AGENCY**



TO LET



72 NORLINGTON ROAD, LEYTON, LONDON E10 6LA

**LIGHT INDUSTRIAL / WAREHOUSE
EXTENDING TO 16,773 SQ. FT.**

- **WAREHOUSE HEATING**
- **3M EAVES HEIGHT**
- **LOADING DOOR**
- **YARD**

LOCATION

The property is located on the northern side of Norlington Road, within a mixed industrial/residential location. Benefiting from good road communications, by means of the A12 dual carriageway a short drive to the east and the A406 to the north.

The property is approximately 0.2 walking distance of Leyton Midland Road Overground Station.

DESCRIPTION

The property is a single storey semi-detached light industrial/warehouse accessed directly via Norlington Road.

The property is of frame construction with a small gated yard to the front. Benefitting from a minimum eaves height of circa 3m, loading doors to the front and rear and integral offices.

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ACCOMMODATION

The property has the following and has been measured in accordance with RICS Property Measurement 1st Edition (as amended) using the Gross Internal Area (GIA);

FLOOR	SQ FT	SQ M
UNIT		
Warehouse	16,773	1,558.25
TOTAL	16,773	1,558.25

TERMS

The property is available by way of a new FRI lease for a term to be agreed.

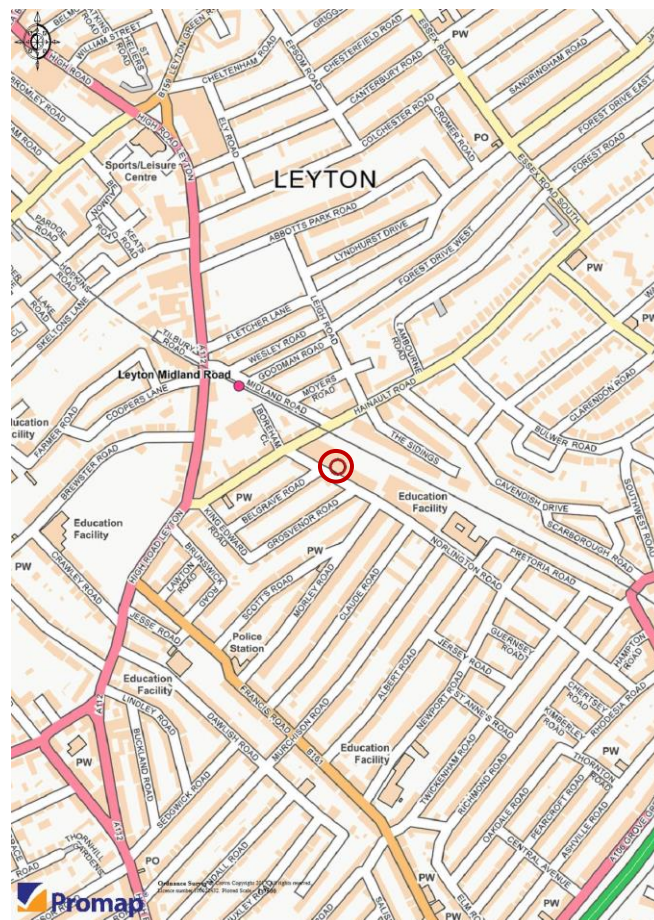
Quoting rent available upon application.

RATEABLE VALUE

Interested parties should contact the London Borough of Waltham Forest to ascertain the rates payable for the current financial year.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.



An EPC has been commissioned and will be available shortly.

CONTACT

For further details on these and many other available properties please contact:



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