

AVAILABLE - TO LET

UNIT 2 & 3 GOLDEN BUSINESS PARK, ORIENT WAY, LEYTON, LONDON,
E10 7FE

Industrial For Rent, 25,663 Sq Ft

All enquiries to

020 8520 1918

strettons.co.uk



STRETTONS
EST 1931

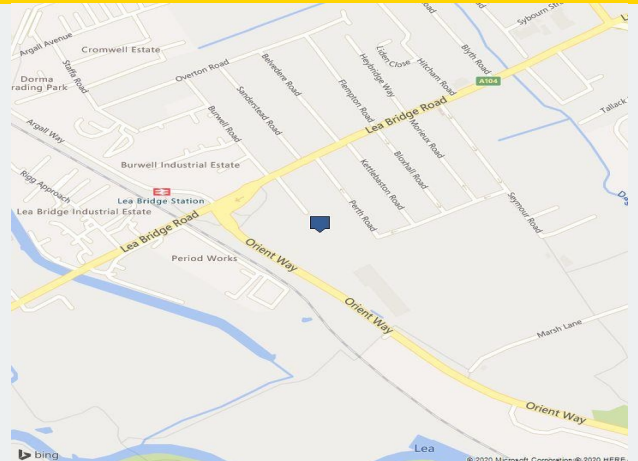
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Golden Business Park is situated of Orient Way, and is within a well established commerical area, with Wanis, Buildbase and Fedex all represented on the estate. Orient Way links to Lea Bridge Road (A104) to the north and the A12 to the south, and therefore provides excellent access into central London, the A406 North Circular Road, M11 Motorway (Junction 4) and the wider motorway network. Rail links are very good with Lea Bridge Road (Overground) within walking distance from the site, whilst Leyton Tube Station (Central) also serves the area.

The property will comprise a new semi-detached industrial warehouse unit within a secure fenced and gated site. The unit is currently under construction and is of steel portal frame construction. Office accommodation at ground, first and second floors will be fully fitted and will benefit from features such as air conditioning, suspended ceilings and an internal passenger lift to all floors.

Highlights

- New build - Est. completion date - Q2 2020
- Minimum eaves height - 10m.
- 6 level access loading doors
- Fully fitted offices
- Secure fenced and gated yard

Rent	On Application
Business Rates (Est)	The property will be assessed once practical completion occurs.
Building type	Industrial
Service Charge (Est)	To be confirmed
EPC Rating	To be confirmed

Floor	Size Sq Ft	Status
Ground Floor Warehouse	21,208	AVAILABLE - To Let
First & Second Floor Offices	4,455	AVAILABLE - To Let
Total Internal Area	25,663	

Contact us

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