



# WORKSHOPS

# LEYTON INDUSTRIAL VILLAGE

ARGALL AVENUE, LEYTON E10 7QP



- BRAND NEW WORKSHOPS/ STUDIOS AVAILABLE
- KITCHENETTES AND NATURAL LIGHT IN EVERY UNIT
- FLEXIBLE LEASE TERMS
- NO BUSINESS RATES PAYABLE\*
- RENTAL TERMS ON APPLICATION



**14 NEW WORKSHOPS OF 560 SQ FT TO LET**



*\*Subject to meeting small business rate relief criteria.*

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### DESCRIPTION

- Brand new construction
- 6m clear internal eaves height
- Double doors for loading
- LED lighting
- Double glazed window
- Kitchenettes in every studio
- New male and female wc's
- Shower
- 3 phase power
- Gated development with out of hours security
- Studio floor loading 35kn
- Mezzanine floor loading 5kn



**RUNNING WITH SCISSORS**

### ACCOMMODATION

Unit	Ground Floor (GIA)	Mezzanine Floor (GIA)	Total sq ft
46A			LET
46B	382	178	560
46C			LET
46D	382	178	560
46E	382	178	560
46F			LET
46G	382	178	560
46H	382	178	560
46I	382	178	560
46J	382	178	560
46K	382	178	560
46L	382	178	560
46M	368	178	546
46N			LET







## ENVIRONMENTAL CREDENTIALS



Capital Industrial is committed to introducing environmentally friendly technologies for its new developments. The scheme ensures a minimum 35% decrease in CO2 emissions (2010 Building Regulations) and achieves a BREEAM rating of "Very Good". Green initiatives include:

- High Performance Insulated Cladding and Roof Materials
- Secure Cycle Parking
- 15% Roof Lights
- EPC Rating of B(43)



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## LOCATION

Leyton Industrial Village forms part of the popular Argall Industrial Area situated to the north of the Lea Bridge Road, close to the junction of Lea Bridge Road and Orient Way.

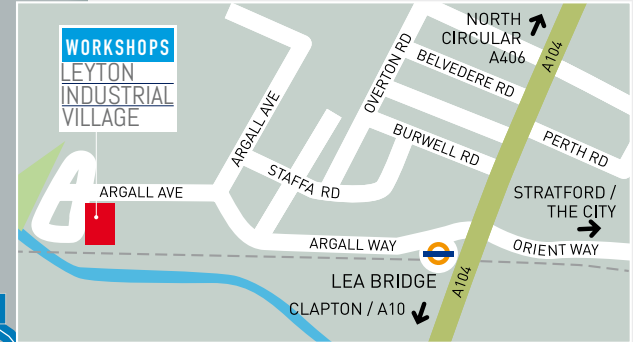
This is an excellent location for easy access to Central London, with the nearby A12 and A406, giving access to the M11 and M25.

The Olympic Park is approximately one and a quarter miles to the south, with retail and restaurant facilities provided at Stratford and Canary Wharf.

There are numerous bus routes serving Argall Avenue and Lea Bridge Road. In addition, the recently opened Lea Bridge Station, is within a few minutes' walk of the property, providing Overground rail services.

**Lease:** The units are available on a new contracted out lease from the landlord.

**Rent:** On application.



## COMMUNICATIONS



### BY CAR

City	5 miles
Canary Wharf	6 miles
A406 North Circular	5 miles
M11	6 miles
M25 (J30)	25 Miles



### BY TRAIN (FROM LEA BRIDGE)

Stratford International	10 minutes
Liverpool Street	25 minutes
Bank	24 minutes

## CONTACT

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