



## Industrial/Warehouse Unit

TO LET

**16,773 sq ft**

**72 Norlington Road, Leyton,  
London, E10 6LA**

Local Knowledge, Regional Coverage

Basildon  
01268 851600

Docklands  
020 7474 9898

Enfield  
020 8342 2700

Farringdon EC1  
020 7256 7400

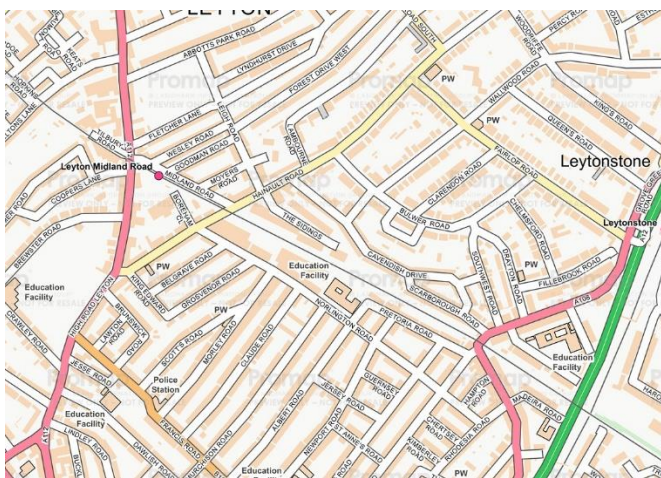
Harlow  
01279 626555

Romford  
01708 877866

## Location

Norlington Road is conveniently located close to Leyton High Road (A112) and Grove Green Road (A106), both of which provide easy access to the A12 and subsequently Central London to the south and the A406 North Circular Road to the north. This is a mixed commercial and residential location and the property is within walking distance of Leyton Midland Road Overground station, which in turn provides services to Docklands and Central London via Walthamstow and Tottenham Hale.

The property is situated on the north side of Norlington Road close to the junction with Hainault Road.



## Description

The property comprises a single-storey industrial warehouse unit with access directly off Norlington Road to a loading yard.

The property is of steel frame construction with loading doors to the front and back of the premises. The eaves height is approximately 3.5m and a separate area is partitioned to form integral offices. A kitchen area and male and female WC's are provided.

The unit benefits from heating and lighting throughout.

## Floor Area

The property has been measured in accordance with the RICS measurement standards and comprises a gross internal area of 16,773 sq ft.

## Lease

The property is available on a new lease from the Landlord for a term by arrangement.

## Rent

At a quoting rent of £150,000 per annum exclusive.

## Business Rates

To be advised.

## Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available for inspection by interested parties.

## Legal Costs

Each party is responsible for their own legal costs in relation to this transaction.

## Viewing/Further Information

Strictly by appointment through agents sbh Page & Read.



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