

TO LET
Industrial/Warehouse
2,179 SqFt (202.43 SqM)

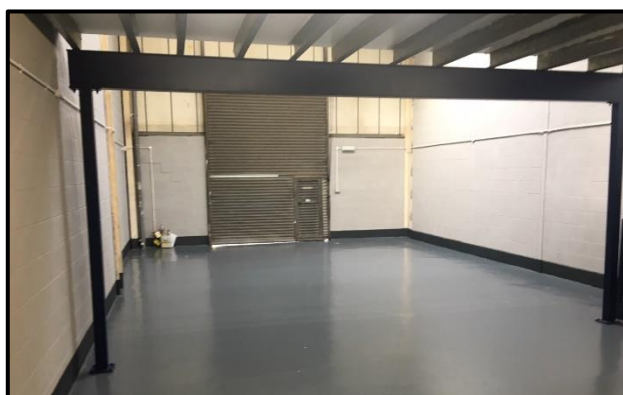
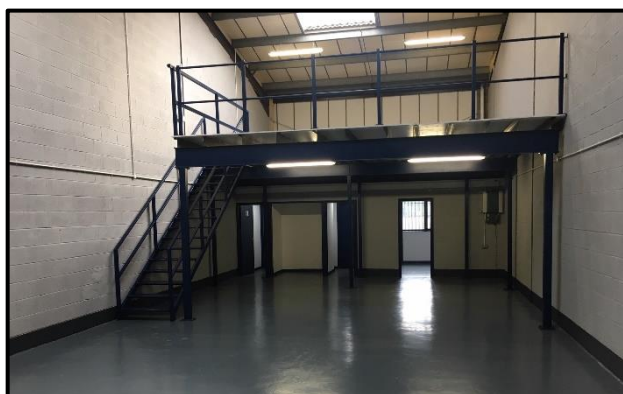
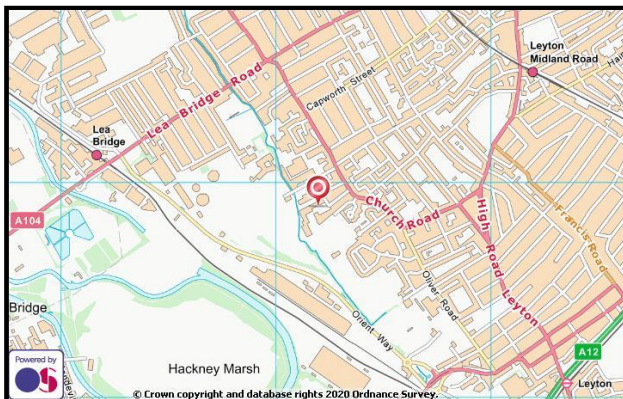
UNIT 22, LEYTON BUSINESS CENTRE,
Etloe Road, London, E10 7BT



- Loading area
- Parking facilities
- 3 Phase power
- Kitchen and WC facilities

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

Leyton Business Centre is situated on Etloe Road, close to the intersection with Church Road (A1006) which links to the A104 and the A106, and thereafter the A12. Therefore, there is easy access into the City, to the North Circular and to the M25. Underground services are provided at Leyton Station with Central Line services provided.

DESCRIPTION

The property comprises an end of terrace single storey industrial unit with open warehouse space along with kitchen and WC facilities to the rear. The unit also benefits from a mezzanine floor towards the rear of the unit providing ancillary accommodation.

ACCOMMODATION

Ground Floor:	1,430 SqFt / 132.82 SqM
Mezzanine:	749 SqFt / 69.55 SqM
Total	2,179 SqFt / 202.43 SqM

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The unit will be available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

An EPC has been commissioned at Band E.

RENT

£26,900 per annum exclusive

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further information available on request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

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