

INDUSTRIAL

BUSINESS
SPACE
AGENCY



TO LET



306 HARROW ROAD, LEYTONSTONE, LONDON E11 3PX

LIGHT INDUSTRIAL ARCH UNIT EXTENDING TO 1,000 SQ FT

- REFERENCE NUMBER: LER02805
- PROMINENT AND DESIRABLE LOCATION IN AN UP AND COMING AREA
- REFURBISHED
- ROLLER SHUTTER & PEDESTRIAN DOOR
- W/C FACILITIES

LOCATION

Located on a secure estate the properties are located off Harrow Road with primary access leading into Courtney Road. Within close proximity to Leytonstone High Road the arches benefit from good access onto both the A12 and A406.

DESCRIPTION

The property comprises a newly refurbished railway arch which is located off Harrow Road. The unit is one of five arches that are situated on a secure business estate and accessed via a communal front yard. The unit is secured by a roller shutter door to the front elevation as well as a separate pedestrian entrance. The premises is newly lined, has three phase power and electrics, W/C facilities and a lean-to at the rear.

WELL PLACED

PROPERTY ADVISORS



306 HARROW ROAD, LEYTONSTONE, LONDON E11 3PX

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ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|--------------|--------------|-------------|
| UNIT | | |
| ARCH 306 | 1,000 | 92.9 |
| TOTAL | 1,000 | 92.9 |

TERMS

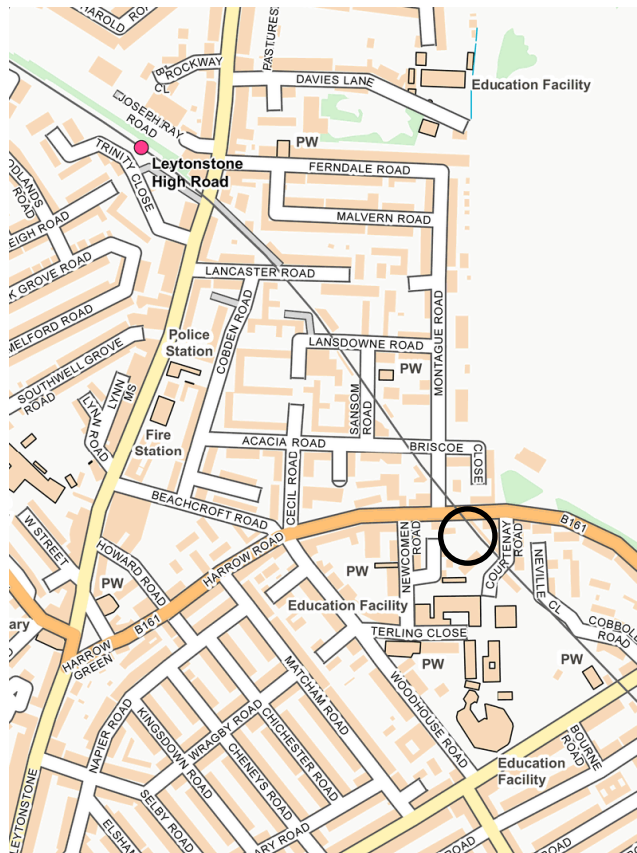
This is a three year tenancy agreement, where both the Landlord and tenant are able to serve six months notice to end the tenancy and where there is no automatic right to renew it on expiry. (This means that it is contracted-out of the security of tenure provisions of Sections 24-28 of the Landlord & Tenant Act 1954 Part II).

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the London Borough of Waltham Forest to ascertain the rates payable for the current financial year.

SERVICE CHARGE

Approx £964.39 pa + VAT



CONTACT

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

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