



## AVAILABLE - TO LET

### INDUSTRIAL/WAREHOUSE UNIT

UNIT 1-3, LEA VALLEY BUSINESS PARK, LAMMAS ROAD,  
LEYTON, LONDON, E17 7QT

Industrial For Rent, 5,672 Sq Ft £70,000 Per Annum

All enquiries to

**020 8520 9911**

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# UNIT 1-3, LEA VALLEY BUSINESS PARK, LAMMAS ROAD, LEYTON, LONDON, E17 7QT

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## Industrial/Warehouse Unit

Unit 1-3 is a single story Industrial unit with an additional mezzanine of 2,317 sq.ft. The unit benefits from good loading and parking facilities as well as good eaves height and 24-hour access.

The industrial unit is located on Lea Valley Business Park situated on Lammas Road, off Lea Bridge Road (A104). This is an excellent location for easy access to Central London, with the nearby A12 and A406, giving access to the M11 and M25. Lea Bridge Station, is within walking distance of the property providing Overground rail services.

### Highlights

- 6M Eaves height
- Good loading and parking facilities
- Mezzanine Floor - 2,317 sq.ft
- 3 Phase Electricity
- Offices
- 24 hour access

Rent	£70,000 Per Annum
Business Rates	London Borough of Waltham Forest.
Building type	Industrial
Service Charge	To be confirmed.
VAT	We are advised that this property is elected for VAT.
EPC Rating	EPC - C 69
Lease Details	A new full repairing and insuring lease on terms to be agreed.

Floor	Size Sq Ft	Status
Ground	5672	AVAILABLE - To Let
Total Internal Area	5,672	

## Contact us

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