

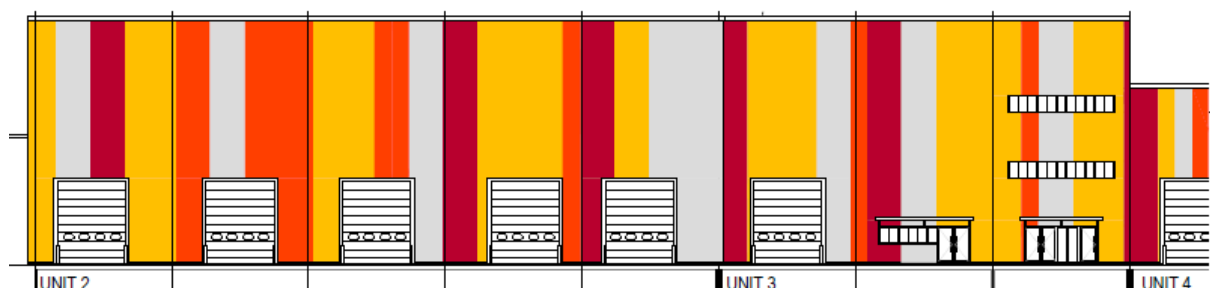
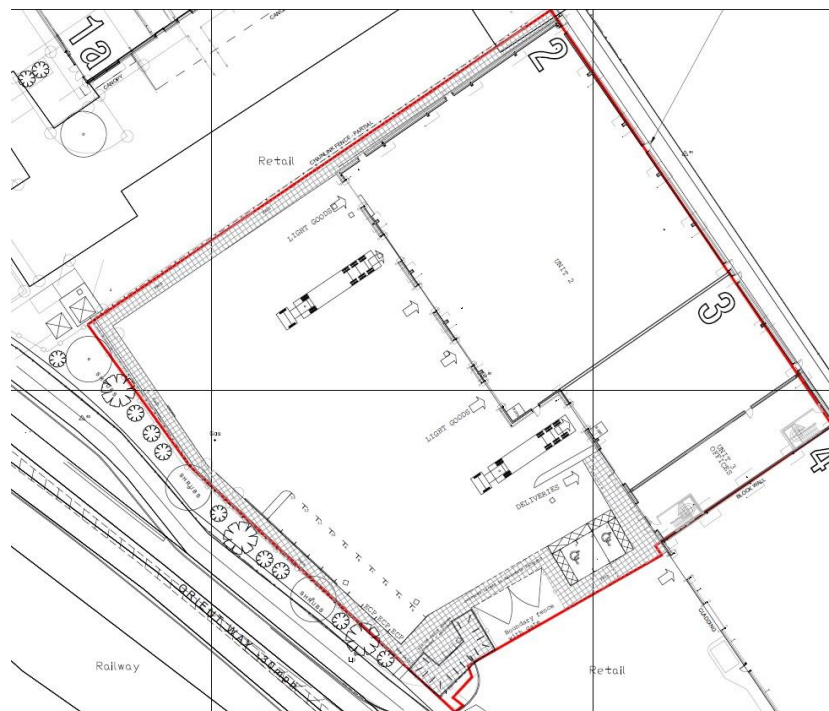
Preliminary Details

COMING SOON

**NEW WAREHOUSE / INDUSTRIAL UNIT
TO LET**

25,663 sq ft with secure fenced & gated yard

**Units 2 & 3, Golden Business Park, Orient Way,
Leyton, E10 7FE**



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

The property occupies a prominent location on the east side of Orient Way immediately to the south of the junction with the A104 Lea Bridge Road. The A12 is approximately 2 miles to the south and leads to the A406 North Circular Road and subsequently the M11 and the National Motorway Network

This is an excellent location for companies looking to serve customers in and around Central London.

The property is a short distance from Lea Bridge overground station, which provides services to Stratford and Tottenham Hale. The Queen Elizabeth Olympic Park and Stratford International Station are approximately 3 miles to the south. Docklands, Canary Wharf and City Airport are approx 4 miles from the property.

Adjacent occupiers include Buildbase and Fedex

The Property

Our clients are due to receive planning consent for the construction of a new detached warehouse / industrial unit with the following features:

- Steel Portal Frame construction with full height profile steel cladding
- Minimum internal eaves height of 10m.
- 6 level access loading doors
- Separate personnel entrance
- Fully fitted offices
- Secure fenced and gated yard

Final detail in relation to internal fit-out, decoration and services may be the subject of negotiation with the Landlord.

Floor Area

The property will provide approx. GIA

Ground Floor:	21,208 sq ft
First Floor & Second Floor Offices	4,455 sq ft
Total:	25,663 sq ft

Total Site Area: 1.2 acres

Lease

The property will be available on a new full repairing and insuring lease from the Landlord for a term to be agreed.

Rent

At a guide rent of £22 per sq ft

Business Rates

To be assessed.

Energy Performance Certificate

An Energy Performance Certificate will be commissioned following completion of the construction.

Further Information

Further information including floor plans will be available from sole agents:



Nick Haywood
Director

020 7474 9898

nick.haywood@sbhpageread.co.uk

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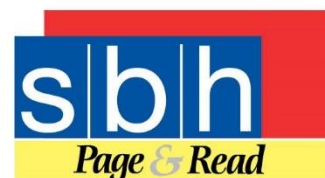
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