

## PRELIMINARY DETAILS

Two Modern Industrial Warehouse Units To Be Fully Refurbished  
7,169 Sq Ft & 8,890 Sq Ft

TO LET



Units 6 & 7, Dorma Trading Park, Staffa Road, Leyton, E10 7QX

### Location

The units are located within this popular and well-established industrial area, being at the corner of Dorma Trading Park and fronting onto Staffa Road.

Staffa Road connects to Argall Way which in turn leads off Lea Bridge Road (A104) giving excellent access to Central London, the A12, A406 North Circular Road and M11. The Lea Bridge station is within 5 minute's walk of the property, providing services to Stratford and Tottenham Hale. St James Street station in Walthamstow (Overground line) is within 10 minutes walk.

### The Property

The property comprises 2 single storey industrial warehouse units which are to be fully refurbished by the Landlord. Features include:

- 6m eaves height
- Electrically operated loading doors
- 3 phase power and gas
- Male and female WC's
- Good quality offices
- Allocated car parking



## Floor Area

Unit 6: 7,169 sq ft

Unit 7: 8,890 sq ft

## Lease

The units are available on a new lease from the Landlord for a term by arrangement.

## Rent

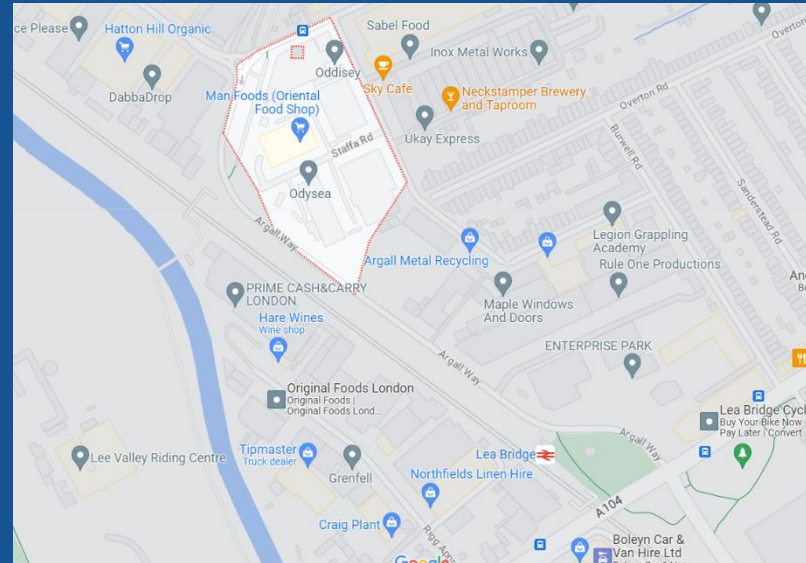
At a rent of £22.50 per sq ft.

## Business Rates

Business rates will be payable to London Borough of Waltham Forest.

## Energy Performance Assessment Rating

An EPC has been commissioned and will be available for inspection by interested parties.



## Legal Costs

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

## Service Charge

A service charge will be levied for the maintenance of the common parts of the estate.

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



**NICK HAYWOOD**  
020 7474 9898  
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**BEN PATER**  
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