

MODERN WAREHOUSE UNIT

11,137 SQ FT

TO LET/FOR SALE

s|b|h

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Unit 48 & 65 Cromwell Trading Estate, Staffa Road, Leyton E10 7QZ

Location

The units are located within the popular and well-established industrial area of Argall Avenue, prominently located at the corner of Argall Avenue and Staffa Road.

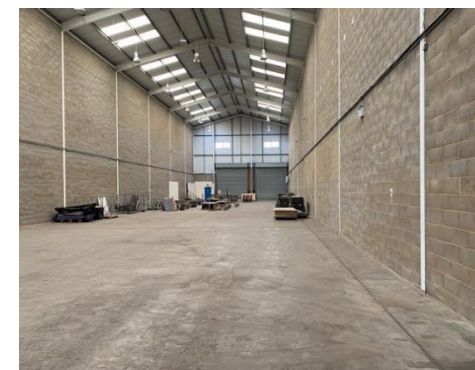
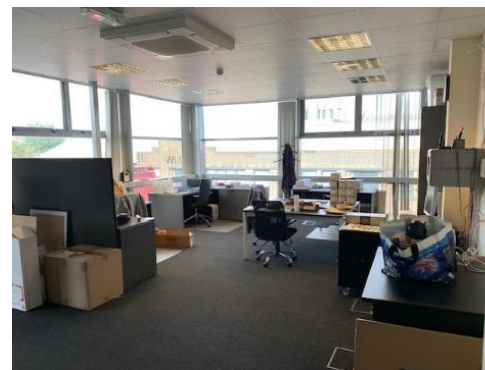
This is well-established business district leading off Lea Bridge Road (A104), which provides excellent access to Central London, the A12, the A406 North Circular Road and M11.

Lea Bridge Station is within 5 minutes' walk of the property, providing services to Stratford via Tottenham Hale. St James Station in Walthamstow (Overground Lines) is within 10 minutes' walk of the property.

Description

The property comprises a modern single storey warehouse unit with good quality offices arranged over ground, first and second floors. The property benefits from the following features:

- 11.5m eaves height
- 2 electrically operated loading doors
- 3-phase power and gas
- Male/female WCs
- Good quality air-conditioned offices
- Loading forecourt to the front of the property
- Private carparking



Floor Area

The property comprises of the following gross Internal floor areas:

Ground Floor Warehouse	-	8,945 sq ft
Ground Floor Office	-	772 sq ft
First Floor Office	-	680 sq ft
Second Floor Office	-	740 sq ft
Total	-	11,137 sq ft

Terms

The property is available on a new lease from the Landlord for a term by arrangement. Consideration will be given to selling the freehold interest.

Rent

At a rent of £235,000 per annum exclusive

Price

On application

Business Rates

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

Energy Performance Assessment Rating

The property has an EPC Rating of C.
A copy of the certificate and report is available for inspection by interested parties.

Legal Costs

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

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



NICK HAYWOOD

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sbh Page & Read conditions under which particulars are issued.

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