

**Industrial, Trade Counter,
Urban Logistics To Let**

£164,225 per annum

7,050 sq ft

**Unit 2A, 210 Church Road,
Leyton, London, E10 7JQ**

**Newly Refurbished 7,050 sqft
Industrial Warehouse TO LET**

- Recently Refurbished
- Secure Gated Unit
- Side yard with loading
- First Floor Offices
- Mezzanine Storage
- Self Contained Unit



Unit 2A, 210 Church Road, Leyton, London, E10 7JQ

Summary

- Rent: £164,225 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

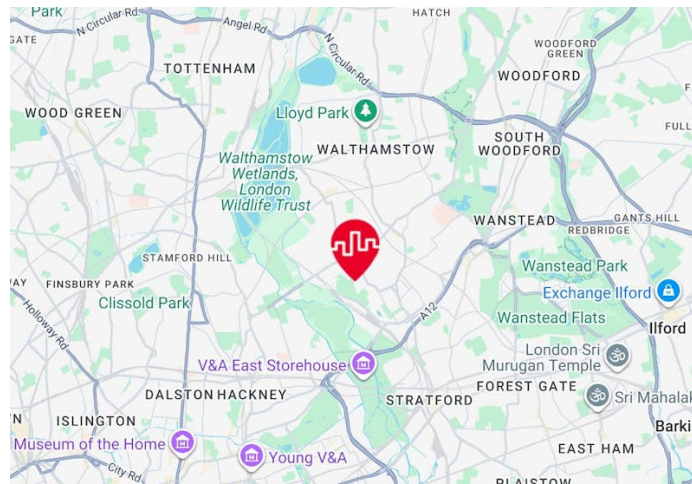
Contact & Viewings

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Harry Robins (Strettons)

Chris Wade (Strettons)



Description

This end of terrace unit has undergone a comprehensive refurbishment to provide clear span accommodation with offices at first floor level. The property benefits from its own secure loading area and parking. There are 2 roller shutter doors. The front elevation roller shutter is 7m x 2.9m and the side elevation roller shutter is 3m x 2.4m. The eaves height is 6.8m. Externally the unit benefits from a side loading yard.

Location

The site is situated off the A1006 Church Road, about 350 metres south of its junction with A104 Lea Bridge Road. To the north, the A12 leads to the A406 North Circular Road and the southern end of the M11 motorway, whilst to the south via the A102(M) Blackwall Tunnel Northern Approach, Canary Wharf, the City, West End and south London (via the Blackwall Tunnel). There are numerous bus routes along A1006 Church Road which provide access to and from Walthamstow/Chingford and East Ham/Stratford. Leyton Underground Station (Central Line) is situated 1.2 miles South, whilst Lea Bridge Station (Greater Anglia) and Leyton Midlands Road Station (London Overground) are located 0.9 miles from the site, respectively.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	5,274	489.97	Available

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