



**FOR SALE**

**588 Lea Bridge  
Road, 588 Lea  
Bridge Road,  
London, E10 7GD**

3,269 sq ft

3,269 square foot  
ground floor commercial  
unit for sale



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## Description

Ground floor unit in central Leyton/Waltham Forest location. The entrance to the unit is on Dunston Road - close to the junction with Lea Bridge Road.

Forming part of a new prominent mixed use development, this open plan ground commercial unit is ideal for a variety of occupiers. The unit is in shell condition with a 3 metre ceiling height.

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## Location

Occupants close by include KFC(drive through), Machine Mart, Hotel Ibis and a variety of local and national retailers situated close by on Hoe Street.

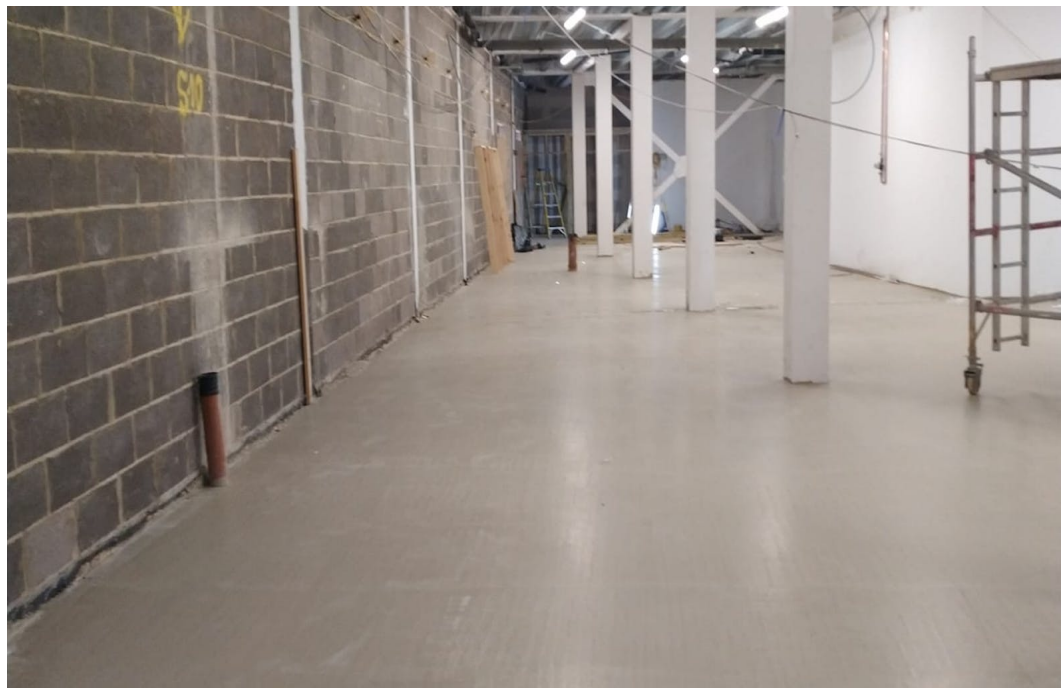
The unit is located just off Lea Bridge Road which is one of the main road routes connecting north east London to Central Hackney and the City. The unit is located on the corner of Dunston Road and Lea Bridge Road (A104) and is within a 10 minute walk of London Midland Overground Station. Various bus routes serve this section of Lea Bridge Road & nearby Hoe Street (A112).

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## Key points

- Ground floor - 3,269 square feet
- Open Plan
- Frontage/entrance on Dunston Road
- Ideal warehouse/distribution unit
- Access to the A12 within 10 minutes
- Located just off Lea Bridge Road
- High ceilings
- Close to a variety of amenities





## Rents, Rates & Charges

Price	£799,999
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	On application

## Viewing & Further Information



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