



**COMMERCIAL UNIT**  
**5,738 SQ FT**

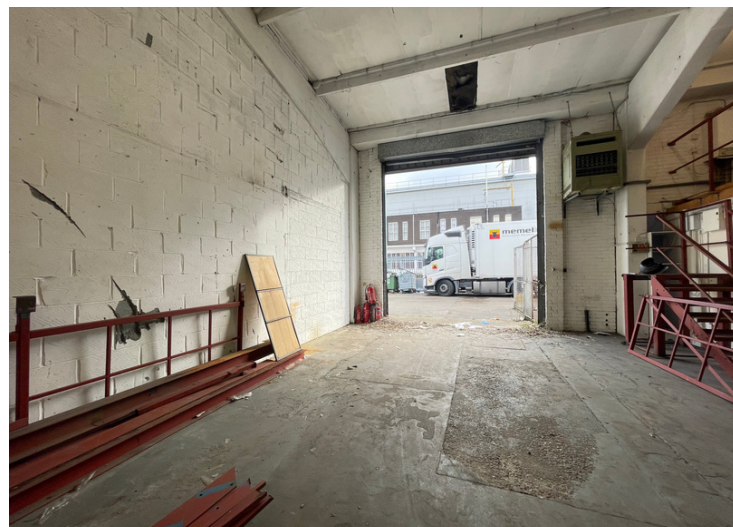
**Forest Business Park, Argall Ave, London E10**

**TO LET**



## LOCATION

Forest Business Park is situated within the popular and well-established industrial area of Argall Avenue, off Argall Way, which in turn leads to the A104 Lea Bridge Road.







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### THE PROPERTY

This commercial warehouse is excellent for creative workspaces, light industrial workshops, storage, and small businesses.

The commercial unit comprises a mid-terrace, single storey warehouse premises with ground and first floor offices.

The unit benefits from a large workspace, open plan office or storage space.

The unit divided by two part and sizes are 3501 - 2237 Sq Ft

The property benefits from ground and first floor offices, a car park area for C10 vehicles and loading doors accessed from the front car park and rear with gated yard.

The unit is closely located to amenities such as shops, restaurants and coffee shops.

### RENT

£5,000 p/m

### RATES

Interested parties are advised to make their own enquiries to the local Authority.

### VAT

VAT may be applicable.

### FLOOR AREA

5,738 sq ft

### GUARANTOR

No

### TERMS

To be let a new lease for a term to be agreed.

### LEGAL COST

Each party to bear their own legal costs.

### EPC

Rating: TBC

### VIEWING

Please contact us.

### FEATURES



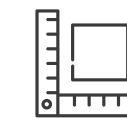
Lea Bridge



3-Phase Power



WCs



5,738 SQ FT



Workshop Area



Led Lights

Misdescriptions Act 1991

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