



**STRETTONS**  
EST. 1981

**Clarke**  
INTERNATIONAL  
PARTS & SERVICE



**TO LET**

**2A Shrubland Road,  
Leyton  
E10 7RB**

**6,231 sq ft / 578.88 sqm**

**Warehouse To Let**

**Mid-terrace steel portal frame  
warehouse/trade counter unit to let**







## Description

The property is a mid-terrace steel portal frame warehouse unit with a profile-clad roof and brick elevations. There is a steel frame mezzanine with direct loading from the electric roller-shutter door and a suspended ceiling below with incorporated lighting units. There are W/C's and office space on the ground floor whilst the mezzanine level provides open storage space.

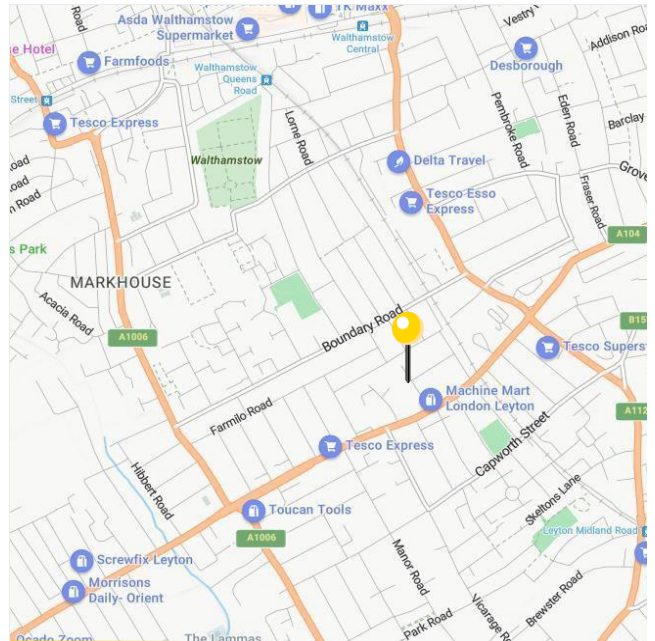
- Office
- Storage mezzanine
- Loading
- Parking
- 3 phase power
- Prominent Road-side location

## Location

The property is located on Shrubland Road just off the junction with Lea Bridge Road (A1044) which provides easy access to central London to the south and links to the North Circular (A406) and M11 to the North. The closest transport links are Lea Bridge Station (Barking to Gospel Oak) or Walthamstow Central providing London Overground and London Underground (Victoria Line) both are approximately 1 mile away.

## Accommodation

	SQ FT	SQ M
Ground	4,208	390.94
Mezzanine – Storage	2,023	187.94
<b>Total</b>	<b>6,231</b>	<b>578,88</b>



<b>Tenure</b>	New Lease
<b>Configuration</b>	Not Fitted
<b>EPC</b>	Upon Enquiry
<b>VAT</b>	Upon Enquiry
<b>Rent</b>	£85,000 per annum (circa £20.20 psf disregarding the mezzanine)

### Contacts

Harry Robins  
07866 075 899

[harry.robins@strettons.co.uk](mailto:harry.robins@strettons.co.uk)

Charles Wood  
07970 434 876

[charles.wood@strettons.co.uk](mailto:charles.wood@strettons.co.uk)

### [Further information](#) | [View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.