



**STIRLING
ACKROYD**

TO LET

**Unit 34, Cromwell
Industrial Estate, Staffa
Road, Leyton, London,
E10 7QZ**

1,668 sq ft

**Modern
Industrial/Warehouse
Unit with Mezzanine
Floor
(Industrial/Office/Storage)
and good
Loading/Parking
facilities via a forecourt.**



Description

Modern Industrial/Warehouse Unit with Mezzanine Floor (Industrial/Office/Storage) and good Loading/Parking facilities via a forecourt.

Location

The Unit forms part of Cromwell Industrial Estate located within the popular and well-established industrial area of Argall Avenue, Leyton. Argall Avenue is accessed via Lea Bridge Road (A104) which provides excellent access to Central London, the A12, the A406 North Circular Road and M11 Motorway.

Lea Bridge Railway Station is within five minutes' walk of the unit providing services to Stratford via Tottenham Hale, and St. James Station in Walthamstow (overground line) is within ten minutes' walk of the unit.

Key points

- Alarm System
- Electric Up & Over Loading Door
- Forecourt - Loading/Parking
- Gas Supply
- Mezzanine Floor - Industrial/Office/Storage
- Sodium Lighting
- Three Phase Electricity Supply
- W.C. (DDA Compliant)





Accommodation

Name	sq ft	sq m
Ground - Industrial/Warehouse	942	87.51
Mezzanine - Industrial/Office/Storage	726	67.45

Viewing & Further Information



Nicholas Westray
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Rents, Rates & Charges

Lease	New Lease
Rent	£35,000 per annum
Rates	£10,752 per annum (1 April 2023 to Present)
Service Charge	£412.08 per annum
VAT	Not applicable
EPC	C (61)

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