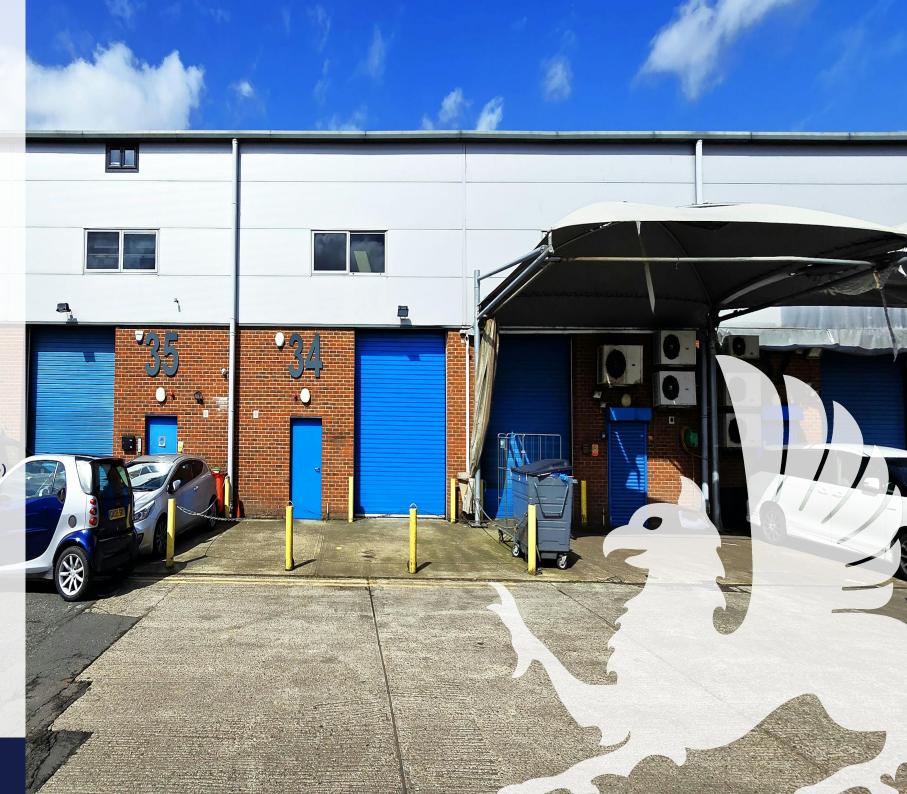


TO LET

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

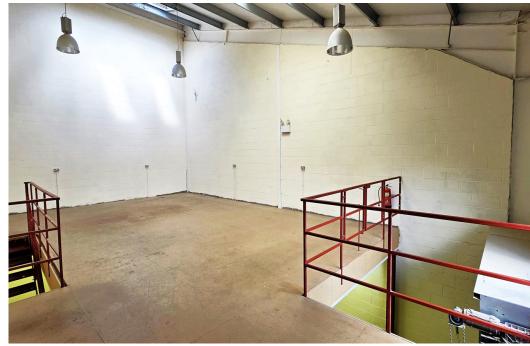
- Mezzanine Floor Industrial/Office/Storage
- Sodium Lighting
- Three Phase Electricity Supply
- W.C. (DDA Compliant)













Accommodation

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

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) |

Viewing & Further Information



Nicholas Westray 020 3967 0103 07932 707 071 nwestray@stirlingackroyd.com

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