



STRETTONS
EST. 1937



TO LET/FOR SALE

**69 Hainault Road,
London, England,
E11 1DZ**

16,430 sq ft / 1,526 sq m

Detached Industrial Unit



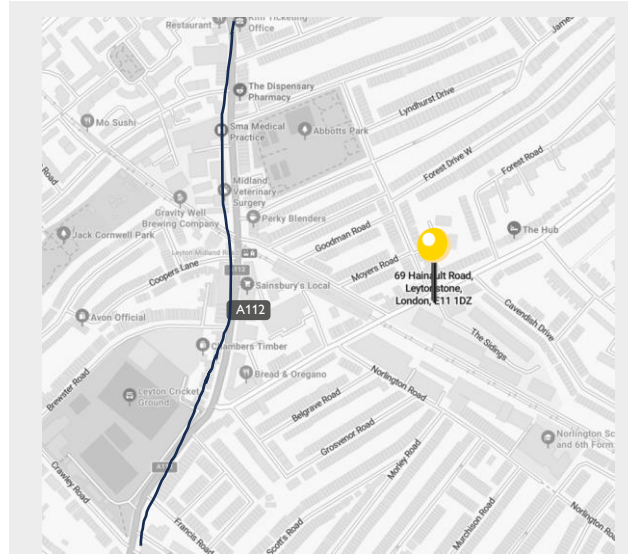


Description

The property comprises a two-storey industrial/warehouse with first floor offices. The property benefits from 4 parking spaces and two loading doors; one level loading door with a small yard onto Hainault Road and a fork lift loading door on Leigh Road. Internally, the property is a split between manufacturing, packaging and office space and is fully fitted out for meat production.

Location

The property is located on the corner of Hainault Road and Leigh Road in Leyton. The location of the property is situated well for transport links. Leyton Midland Road Overground Station is located within a 2 minute walk away and provides access to Liverpool Street within 30 minutes. The unit is also well serviced with road links with the Green Man Interchange located less than a mile away providing access to the A12. The A12 provides direct access northeast to the M25 and M11. Canary Wharf and Central London can be accessed by heading southwest.



Areas	Sq m	Sq ft
Ground Floor	763.2	8,215
First Floor	763.2	8,215
Total	1,526	16,430



Tenure

New lease

Rateable Value

Interest parties are encouraged to make their own enquiries with Waltham Forest Council

EPC

E- 119

VAT

On application

Rent

On Application

Contacts

Charles Wood

07970 434876

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.