



# TO LET

Unit 47 Cromwell Industrial Park, Staffa Road, Leyton,  
London, E10 7QZ

End of terrace warehouse

3,108 sq.ft (288.74 sq.m)



# Unit 47 Cromwell Industrial Park, Staffa Road, Leyton, London, E10 7QZ

## Description

The property is an end-of-terrace warehouse unit, constructed with brickwork and featuring a pitched, clad roof. The unit benefits from a mezzanine level, an electric roller shutter door, and dedicated parking for up to three vehicles. A steel-framed mezzanine provides access to the first and second floors, with an internal height of 4.2m on the ground floor and 3.11m on the first floor. The unit benefits from a light goods hoist to the upper floor.

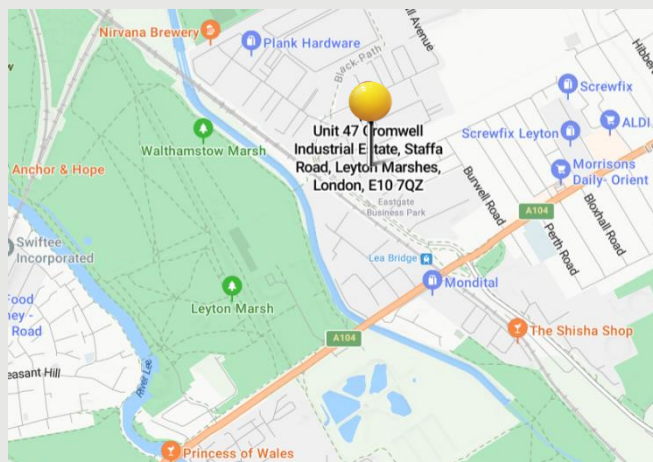
- 3 Phase Power
- Gas supply
- 3 parking spaces
- W/C
- Light goods hoist

## Location

The property is situated within the Cromwell Industrial Estate in Leyton, offering excellent connectivity. It is conveniently located 1.5 miles from the A12, providing easy access to Central London, as well as the M25, M11, and the North Circular (A406) to the north. Public transport links are also strong, with Lea Bridge Station just an 8-minute walk away, providing Greater Anglia services, while St James Street Station, 0.6 miles from the property, offers London Overground services. London Liverpool Street can be reached in approximately 20 minutes

## Accommodation

	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor	1,210	112.41
First Floor (mezzanine)	948	88.07
Second Floor (mezzanine)	950	88.27
<b>Total Internal Area</b>	<b>3,108</b>	<b>288.74</b>



Rent	£35,000 per annum.
Tenure	A new lease to be agreed.
Rateable Value	Business Rates Each party to make their own enquiries with London Borough of Waltham Forest.
EPC	Available upon request,
VAT	Payable if applicable.

## Contacts

Harry Robins  
07866 075899

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

Aasia Pathan  
07807 979061

[Aasia.pathan@strettons.co.uk](mailto:Aasia.pathan@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.