



TO LET

**Ground Floor, Gateway
Business Centre, Church
Road, Leyton, London,
E10 7JQ**

5,642 sq ft

Ground floor
industrial/warehouse
unit with loading/parking
facilities previously used
for storage and
distribution of
cold/frozen foods.



Description

Ground floor industrial/warehouse unit with loading/parking facilities previously used for storage and distribution of cold/frozen foods.

Location

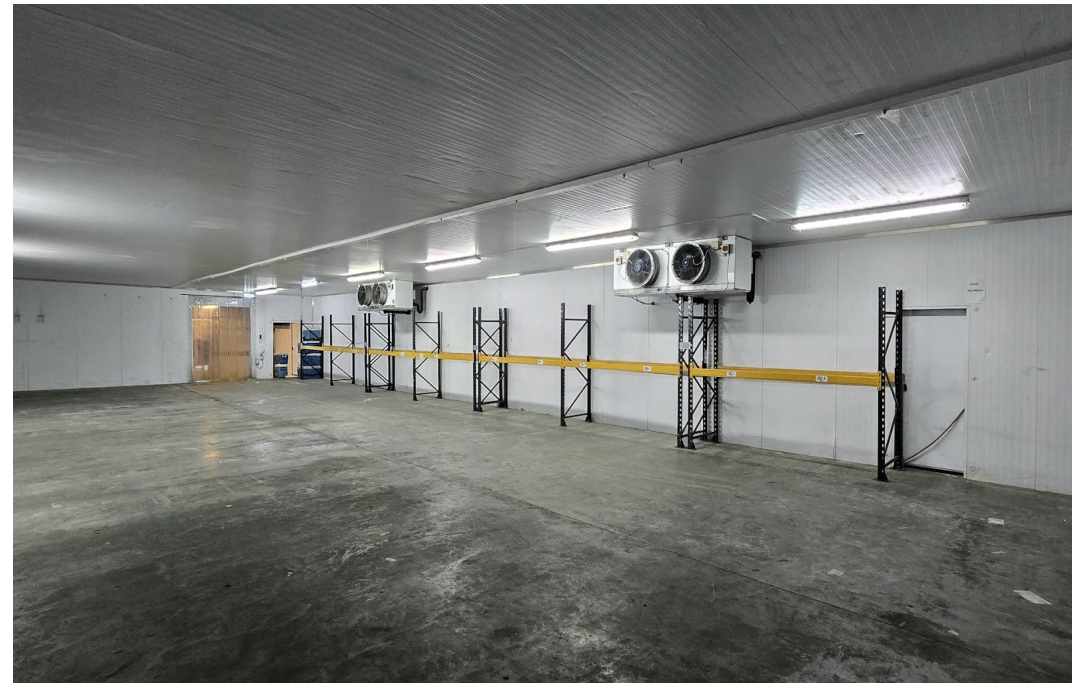
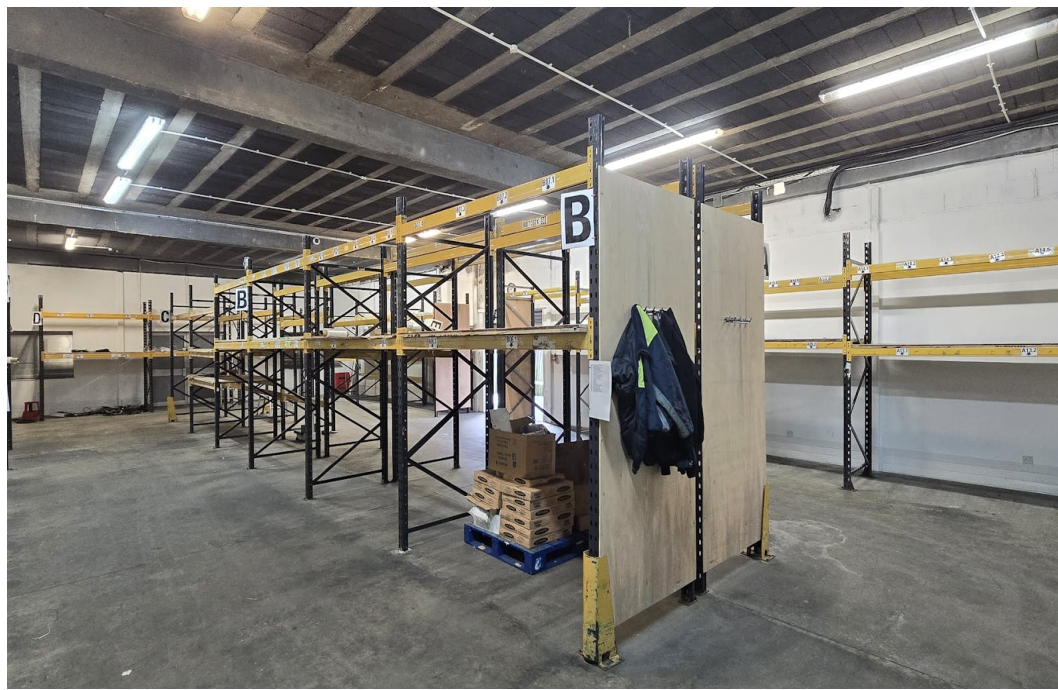
The unit is located on Church Road (A1006) within a quarter of a mile from the junction with Lea Bridge Road and Markhouse Road. The A12 lies to the south providing links to Essex to the East, and The City of London to the west via the High Street (A11) and South London via the Blackwall Tunnel (A102).

Leyton Midland Road Station (Overground) is within a five-minutes drive or fifteen-minutes walk and Lea Bridge Railway Station (Greater Anglia) is within a ten-minutes drive or twenty-minutes walk.

Key points

- Ground floor unit - 5,642 square feet total
- Chiller and freezer compartments
- Electric roller shutter
- Lighting
- Loading/parking facilities
- Secure and self-contained yard
- Three Phase electricity supply
- A new Full Repairing and Insuring Lease for a term to be agreed





Accommodation

Name	sq ft	sq m
Ground - Industrial/Warehouse	5,642	524.16

Viewing & Further Information



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Rents, Rates & Charges

Lease	New Lease
Rent	£91,575 per annum
Rates	£34,560 per annum
Service Charge	£1,800 per annum
VAT	Not applicable
EPC	On application

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