

# Heybridge Way

Lea Bridge Road, Leyton, E10 7NQ

Warehouse | 897 - 2,111 ft<sup>2</sup>



Full height roller  
shutter door



Gated access & on  
site parking



Approx 650 sq ft yard  
space



Additional mezzanine



0.5 miles to Lea  
Bridge station



Stratford 1.5 Miles

Available to Let

LastMileFirst

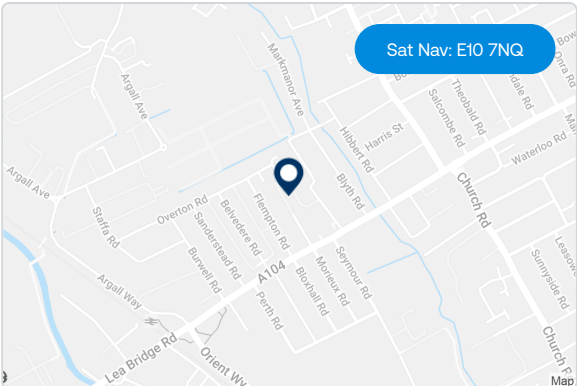
mileway.com





## Description

The available properties comprise single storey terraced light industrial units of brick build with a profiled metal sheet cladding roof. The units benefit from a full height roller shutter door and separate pedestrian entrance, with options for accommodation with or without a first floor mezzanine. All properties have single WC and small kitchen areas. The eaves height is approximately 4.79 m.



## Location

The Heybridge Way estate is located just off Lea Bridge Road, closely connecting to the areas of Walthamstow and Leyton. There are also numerous bus routes which pass along Lea Bridge Road, and the property is within walking distance of Lea Bridge station, which is on the Stratford to Bishop's Stortford overground. Leyton is approximately 7.5 miles North east of central London and 1.5 miles North of Stratford.

## Further information

**EPC**  
**E**

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

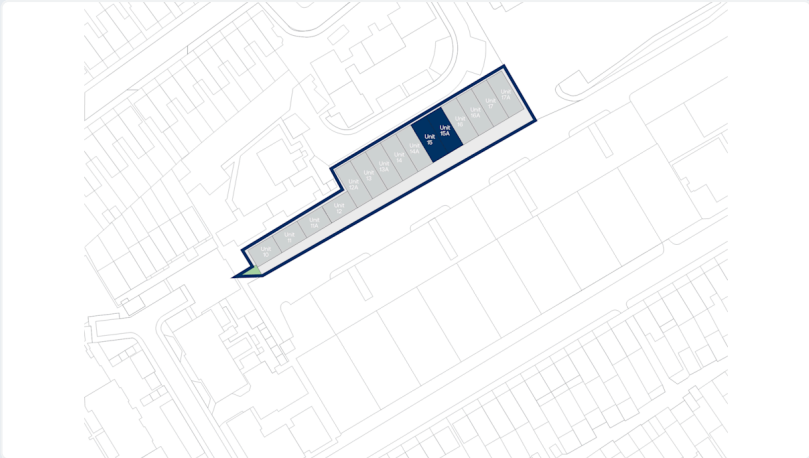
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
UNIT 15	Warehouse	897	Immediately	2,180
UNIT 15A	Warehouse	1,214	Immediately	2,950
Total		2,111		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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