

# Heybridge Way

Lea Bridge Road, Leyton, E10 7NQ  
Warehouse | 897 - 3,029 ft<sup>2</sup>



Full height roller  
shutter door



Gated access & on  
site parking



Approx 650 sq ft yard  
space



Additional mezzanine



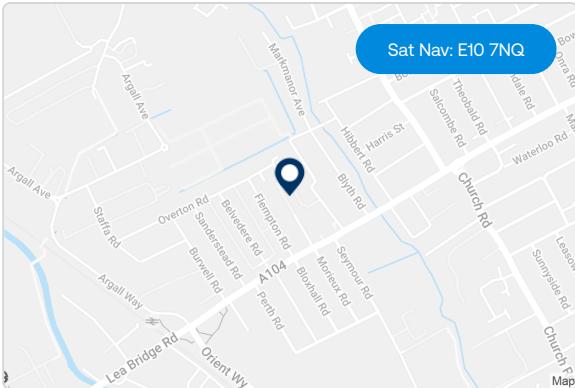
0.5 miles to Lea  
Bridge station



Stratford 1.5 Miles

Available to Let





## 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.

## 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.

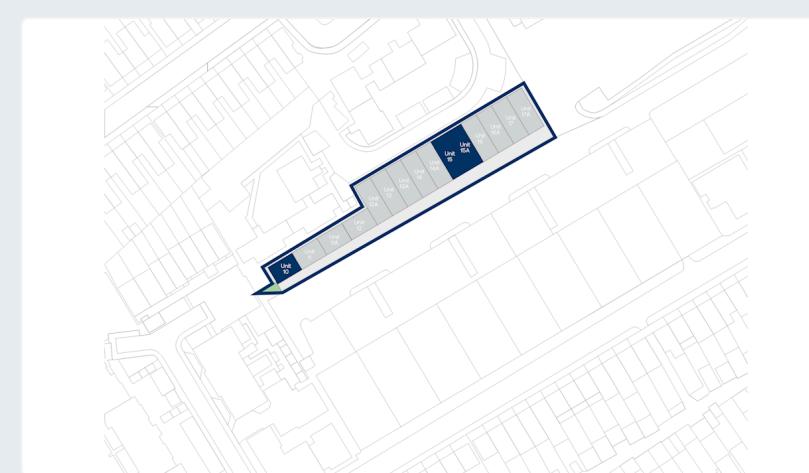
**Book a viewing**

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## Accommodation:

| Unit     | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|----------|---------------|--------------|--------------|--------------|
| UNIT 10  | Warehouse     | 918          | Immediately  | 2,230        |
| UNIT 15  | Warehouse     | 897          | Immediately  | 2,180        |
| UNIT 15A | Warehouse     | 1,214        | Immediately  | 2,950        |
| Total    |               |              |              | 3,029        |

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.