

Heybridge Way

Lea Bridge Road, Leyton, E10 7NQ

Warehouse | 897 - 1,214 ft²



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

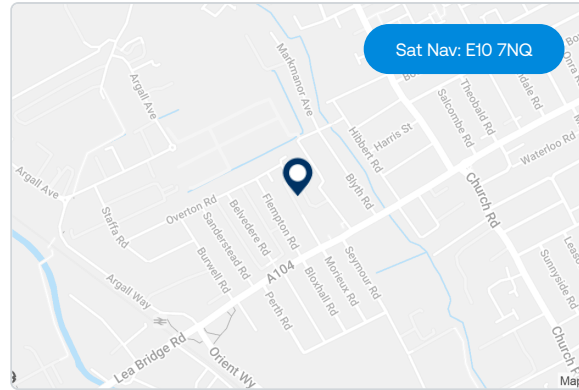


Stratford 1.5 Miles



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 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.

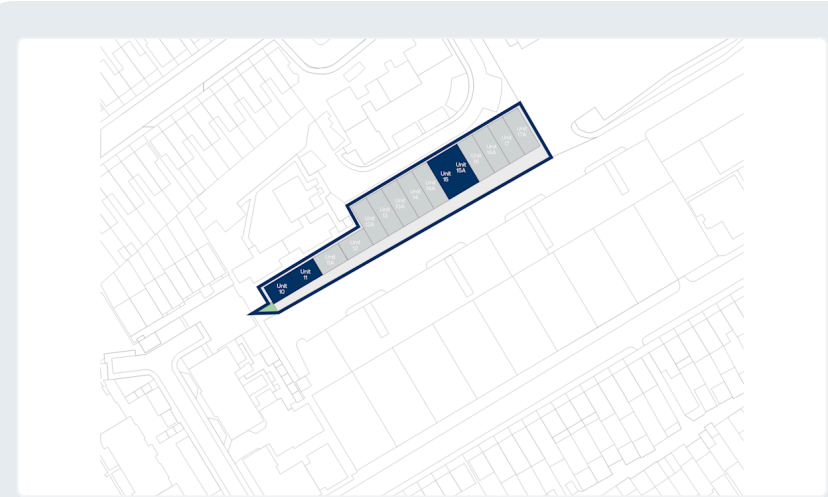
[Book a viewing](#)

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Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|----------|---------------|--------------|--------------|--------------|
| UNIT 10 | Warehouse | 918 | Immediately | 1,950 |
| UNIT 11 | Warehouse | 946 | Immediately | 1,950 |
| UNIT 15 | Warehouse | 897 | Immediately | 2,180 |
| UNIT 15A | Warehouse | 1,214 | Immediately | 2,950 |
| Total | | 3,975 | | |

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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