

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

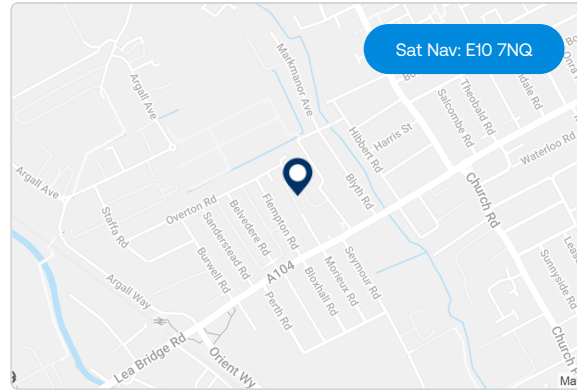


Stratford 1.5 Miles

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
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.

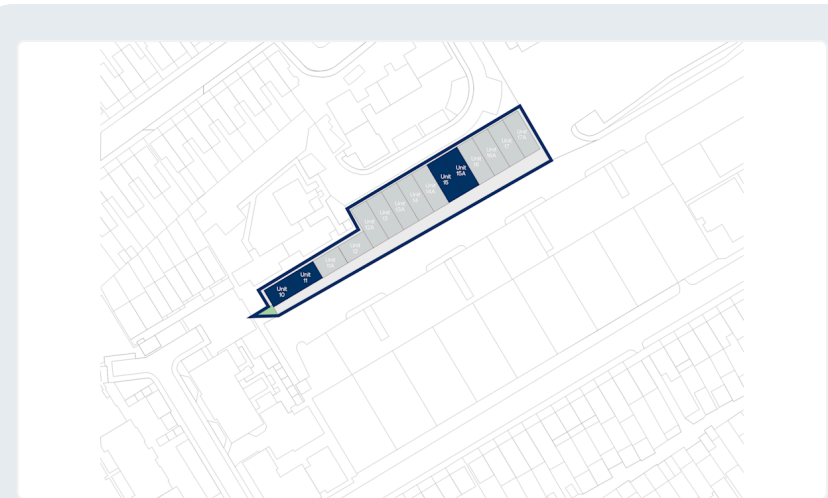
[Book a viewing](#)

Amelia Hosking
Mileway
southeast@mileway.com
0203 991 3516

Taylor Phillips
Kemsley LLP
taylor.phillips@kemsley.com
07538 156 411

Kieran Conlan
Kemsley LLP
kieran.conlan@kemsley.com
07969 743 810

Sean Hosty
Strettons
Sean.hosty@strettons.co.uk
07483 997 267



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

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway