



STRETTONS

EST 1931

# 2A Shrubland Road, Leyton, London, E10 7RB

Clarke  
INTERNATIONAL  
PARTS & SERVICE

RECEPTION

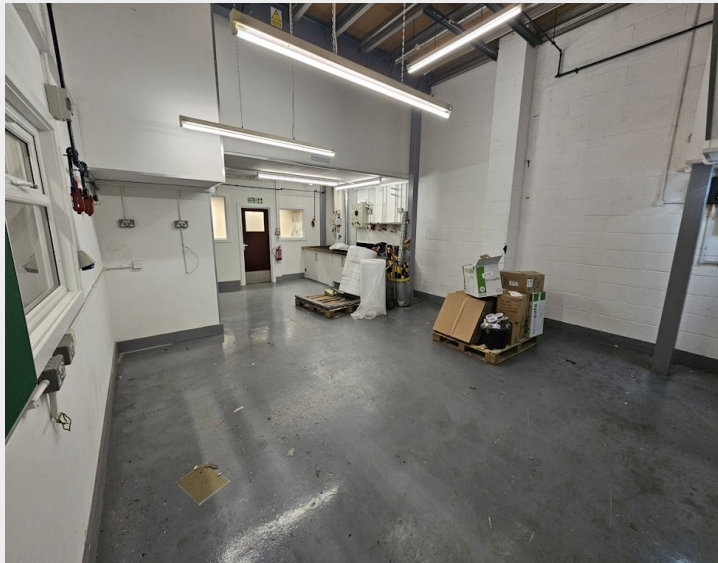
## TO LET

Industrial / Office / Trade Counter

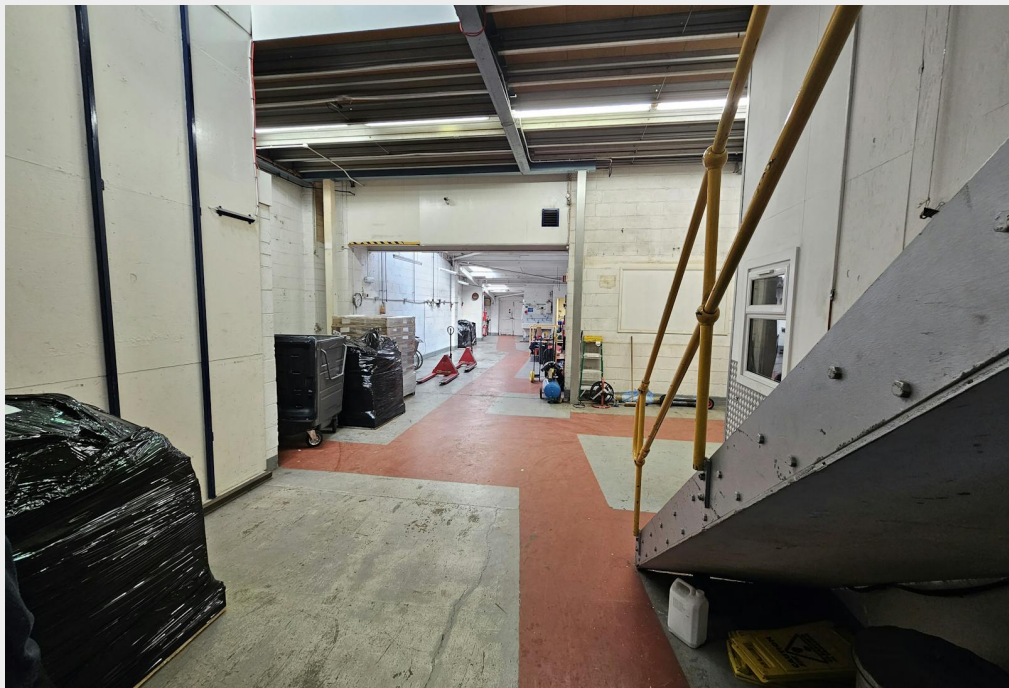
6,231 sq ft / 578.9 sq m

£85,000.00 per annum (circa £20.20  
psf disregarding the mezzanine)

# Unit to let, previously used as a Trade Counter, office and storage facility



- Storage mezzanine
- Loading
- Parking
- 3 phase power
- Prominent roadside location

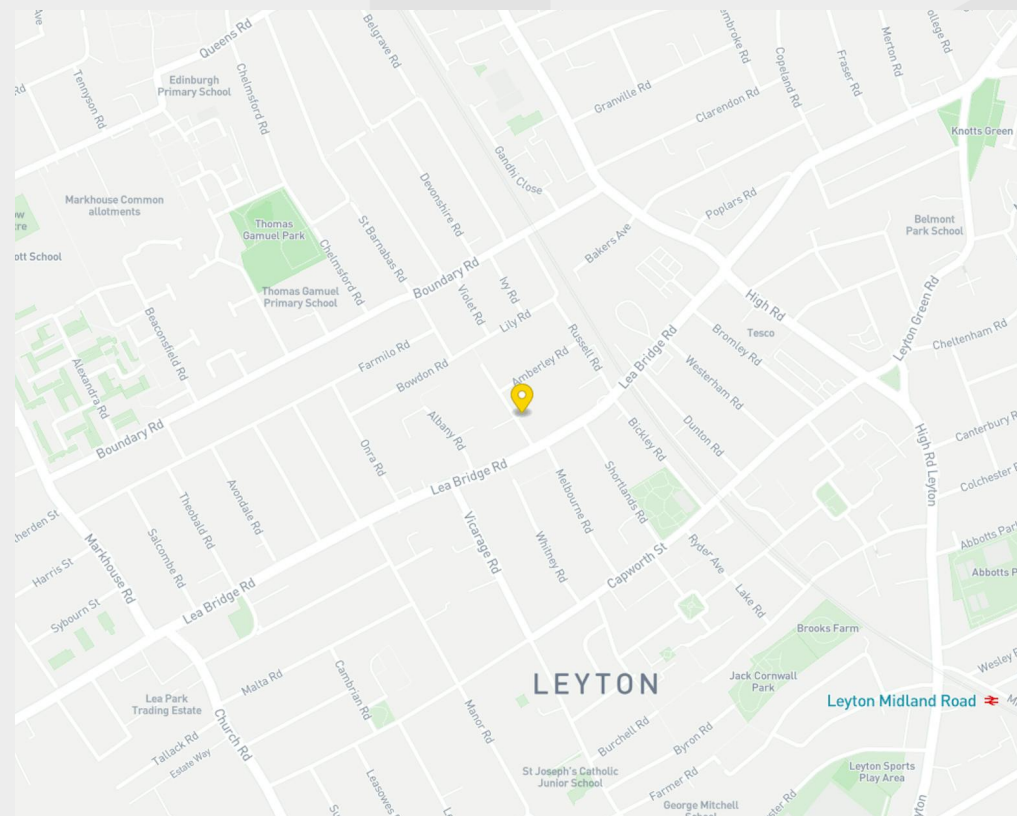
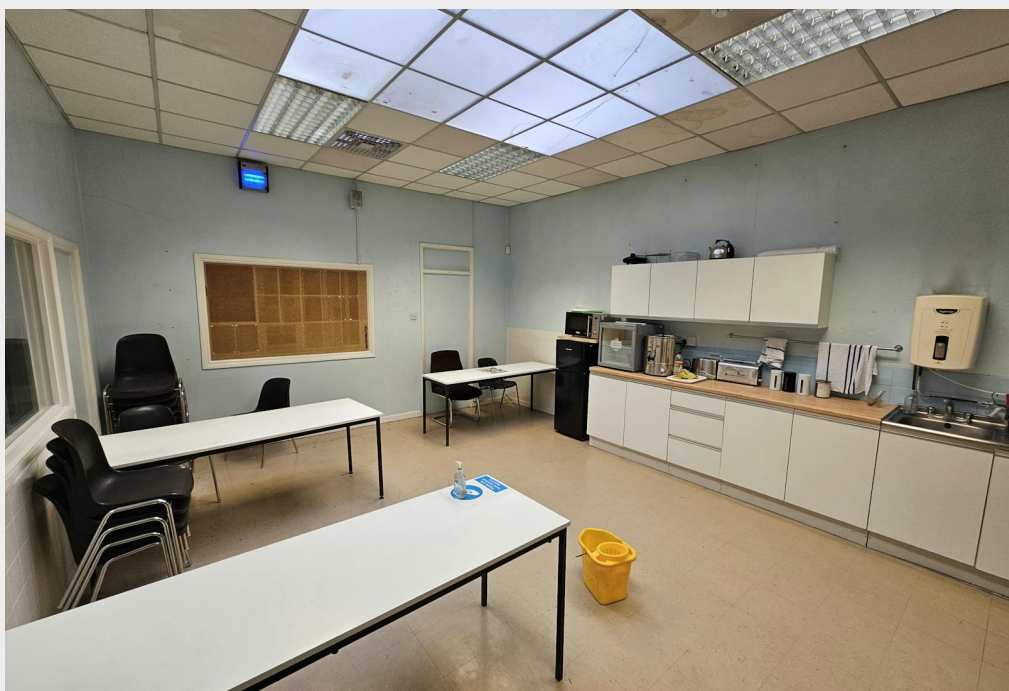


## Description

The property is a mid-terrace steel portal frame warehouse unit with a profile-clad roof and brick elevations. There is a steel frame mezzanine with direct loading from the electric roller-shutter door and a suspended ceiling below with incorporated lighting units. There are W/C's and office space on the ground floor whilst the mezzanine level provides open storage space.

## Location

Located on Shrubland Road just off the junction with Lea Bridge Road (A1044) which provides easy access to central London to the south and links to the North Circular (A406) and M11 to the North. The closest transport links are Lea Bridge Station (Barking to Gospel Oak) or Walthamstow Central providing London Underground (Victoria Line) both are approximately 1 mile away.



## Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground	4,208	390.9	Let
Mezzanine - Storage	2,023	187.9	Let
<b>Total</b>	<b>6,231</b>	<b>578.88</b>	

### Tenure

New Lease

(circa £20.20 psf disregarding the mezzanine)

### EPC

Has been commissioned

### VAT

Upon enquiry

### Configuration

Not Fitted

### Contacts

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#### Further Information

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