



## AVAILABLE - TO LET

RESTAURANT - A3

MOTION, 97 LEA BRIDGE ROAD, LONDON, E10 7QR

A3 Restaurant For Rent, 1,462.8 - 2,538 Sq Ft On Application

All enquiries to

**020 8520 9911**

[strettons.co.uk](http://strettons.co.uk)



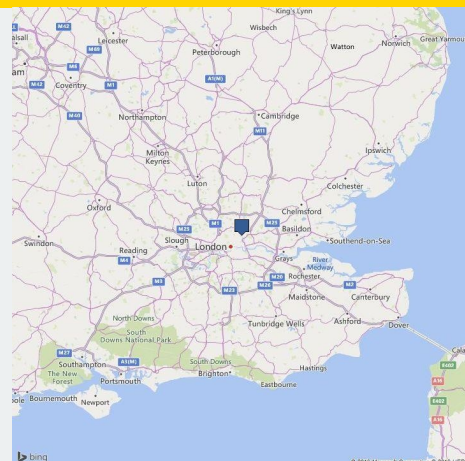
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A3 Restaurant For Rent, 1,462.8 - 2,538 Sq Ft On Application



## RESTAURANT - A3

The development is located on the north side of Lea Bridge Road (A104) a short distance from the junction of Argall Way and Orient Way leading to Central London to the west and A406 to the east. Lea Bridge Road rail station is 20 yards to the west and Walthamstow Central underground station and Town Centre are 2 miles to the north east.

The development comprises a substantial mixed use scheme of 300 residential units together with 6 new commercial units.

### Highlights

- six new mixed use retail units
- excellent transport links
- 300 new homes above the commercial units

<b>Rent</b>	On Application
<b>Business Rates (Est)</b>	Interested parties to make their own enquiries with the Local Authority
<b>Building type</b>	A3 Restaurant
<b>EPC Rating</b>	TBC

Floor	Size Sq Ft
Unit 1	1,462.8
Unit 2	1,940.7
Unit 3	1,938.5
Unit 4	2,046.2
Unit 5	2,538.1
<b>Total Internal Area</b>	<b>9,926</b>

## Contact us

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