

TO LET / FOR SALE

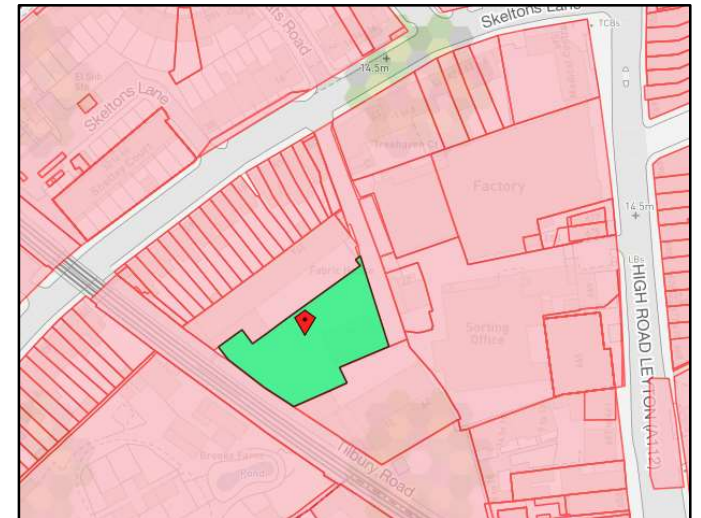
INDUSTRIAL / OFFICE BUILDING & SITE

33 SKELTONS LANE, LEYTON, LONDON E10

RARE FREEHOLD / LEASEHOLD OPPORTUNITY

Modern 3 Storey Building Suitable For Various B1 / B8 Users

- GIA – 5,410 Sq.ft / 503m²
- Industrial / Storage at Ground Floor
- Offices at 1st / 2nd Floor
- Secure Yard / Car Park
- Development Potential (Subject to Consents)
- Site Area – 0.3 Acres



Location

The property is directly accessed via a driveway from Skeltons Lane, close to its junction with Leyton High Road (A112). The A12 Arterial route is located approximately 1 mile south of the property and provides direct access to Blackwall Tunnel (A102M) in a westerly direction, whilst alternatively linking with the M11 and A13 in an easterly direction.

Leyton Midland Overground Station is approximately a quarter of a mile from the property with Leyton Underground (Central Line) Station being approximately a mile from Skeltons Lane.

Description

The property comprises of a three-storey building, providing light industrial/storage accommodation at ground floor level and additional offices on first and second floors.

The ground floor space is serviced via a roller shutter entrance, with a separate personnel entrance to the side of the building serving the upper floors. The upper floor accommodation is mainly laid out as open plan offices with kitchen and WC facilities.

Externally the property sits on a site of approximately 0.3 acres, all of which is hard surfaced with perimeter fencing and gated access.

Accommodation

Floor	Sq M	Sq.ft
Ground Floor	167.78	1,806
1 st Floor offices	167.13	1,799
Second Floor	167.78	1,806
TOTAL	502.59	5,410
Site Area	0.3 Acres Approx	

Quoting Rent / Price

The property is either available to purchase freehold or alternatively our clients will consider granting a commercial lease, terms of which are to be agreed.

Price – upon application.

Rent - £125,000 per annum exclusive.

Business Rates:

Rateable Value - £50.500

Legal Costs:

Each party to bear their own legal costs

EPC Rating

To be confirmed

Planning Authority

London Borough of Waltham Forest