Bennett Phillips Luton

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Philips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



SINGLE STOREY BRICK BUILT
LIGHT UNDUSTRIAL / WAREHOUSE UNIT

TO LET

SUITABLE FOR A RANGE OF USES STP
(approx 4,220sq ft – 392.04sq m)

258a CHURCH ROAD
LEYTON
LONDON E10 7JQ

- Full height shutter
- Clear span layout
- Set back from roadside
- Suitable for numerous uses inc leisure in addition to warehouse & light industrial



Main Warehouse



Shared WC Facilities



Enclosed area shown in 1st image (temporary ceiling covering)

LOCATION:
The site which the subject unit forms part of, is situated virtually at the junction with Lea Bridge Road & Markhouse Road & within approx 1 mile of Lea Bridge Main Line station & Orient Way. The (A12) is within approx 1.5 miles to the South of the property, providing access to The City & Docklands to the South / South-West & the (M11) to the North-East.

ACCOMMODATION:
The property is slightly set back from Church Road and comprises a single-storey brick built light industrial / warehouse unit under a pitched roof. The unit is essentially offered in clear space (subject to removal of the last tenants stud work) and has shared use of WC facilities. Access to the unit is primarily from a full height shutter which is accessed at the end of a short service road leading from Church Road. There are two additional points which provide access to the WC's & a fire escape. There is limited parking on site, and the tenant can take deliveries directly outside the roller shutter.

USE:
Although the building will lend itself to traditional warehouse / light industrial use, it's considered that subject to any planning consents which might be required, it will be suitable for a range of other uses, potentially those within the leisure sector.
Other occupiers on site include a micro-brewery, roastery, pop up pizza unit & a coffee shop.

LEASE:
A new effectively FRI lease is to be granted for a term not to exceed 7 years, subject to a mid-term upward only rent review. The lease will be drawn outside the provisions on the Landlord & Tenant Act.

RENT:
£60,000pax paid monthly in advance. We understand VAT is not applicable.

SERVICE CHARGE:
Currently charged at £980pa, which covers the cost of consumables used in the toilets & cleaning, heating & lighting of the same, along with the shared common areas between the unit & the WC.

RATES PAYABLE:
The unit in question is part of a larger premises which has a single rating assessment. Our client recovers the business rates from each tenant based on the floor area they occupy. The business rates payable for the current year for this unit are £12,254.40pa, these are paid monthly in advance.

LEGAL FEES:
Each party are to be responsible for their own legal fees.

ADMINISTRATIVE FEE:
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

POSSESSION:
Immediate upon completion of legalities.

VIEWING:
Strictly by prior appointment through sole agents Bennett Phillips Luton - 020 8501 3000 contact: Simon Phillips at simon.phillips@bennettphillips.com or Harley Phillips at harley@bennettphillips.com

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GDPR General Regulations (GDPR) - As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML - The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.