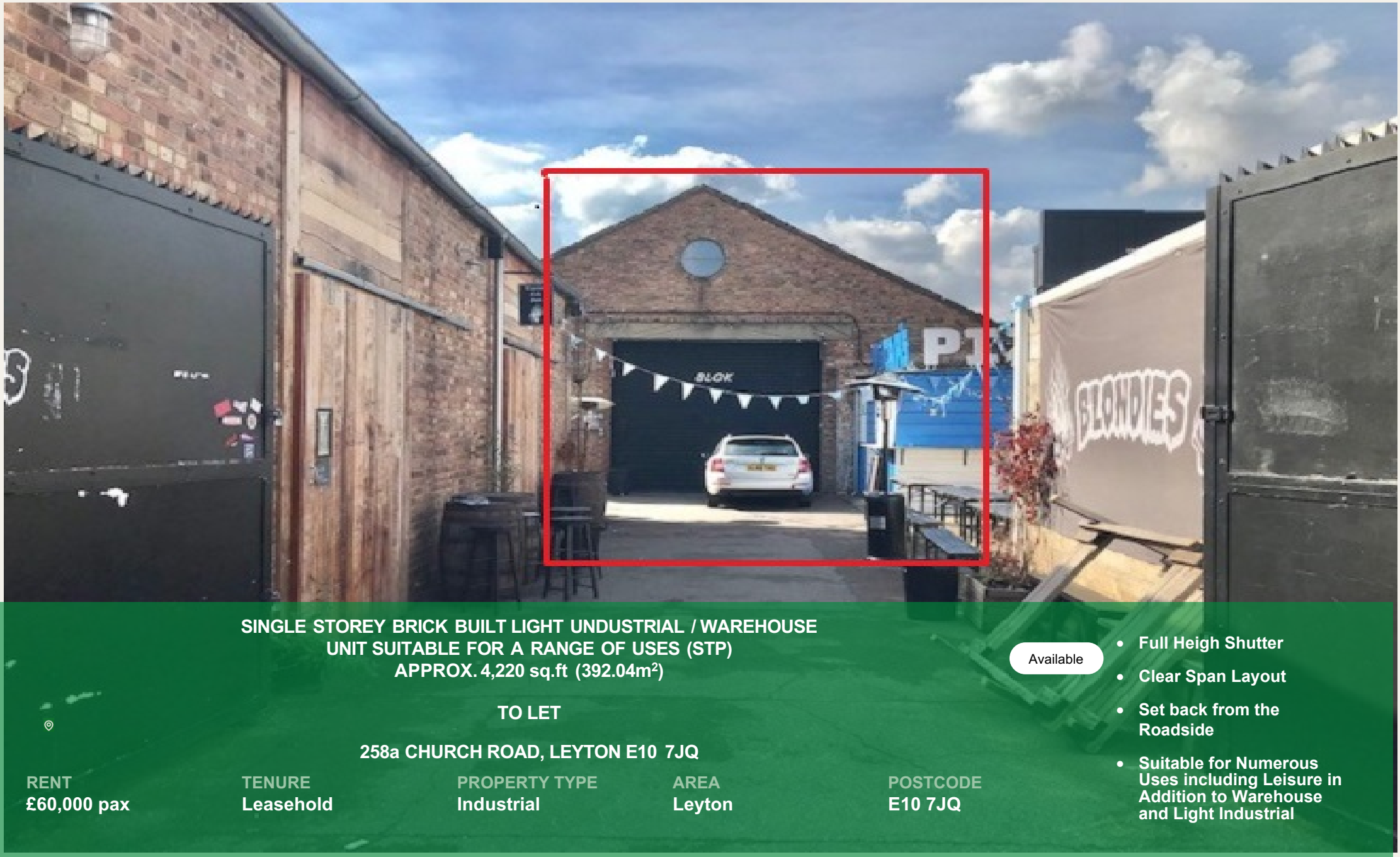
Bennett Phillips

020 8501 3000
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SINGLE STOREY BRICK BUILT LIGHT UNDUSTRIAL / WAREHOUSE UNIT SUITABLE FOR A RANGE OF USES (STP)
APPROX. 4,220 sq.ft (392.04m²)

TO LET

258a CHURCH ROAD, LEYTON E10 7JQ

Available

- Full Heigh Shutter
- Clear Span Layout
- Set back from the Roadside
- Suitable for Numerous Uses including Leisure in Addition to Warehouse and Light Industrial

RENT	TENURE	PROPERTY TYPE	AREA	POSTCODE
£60,000 pax	Leasehold	Industrial	Leyton	E10 7JQ

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. Further details upon request.

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.

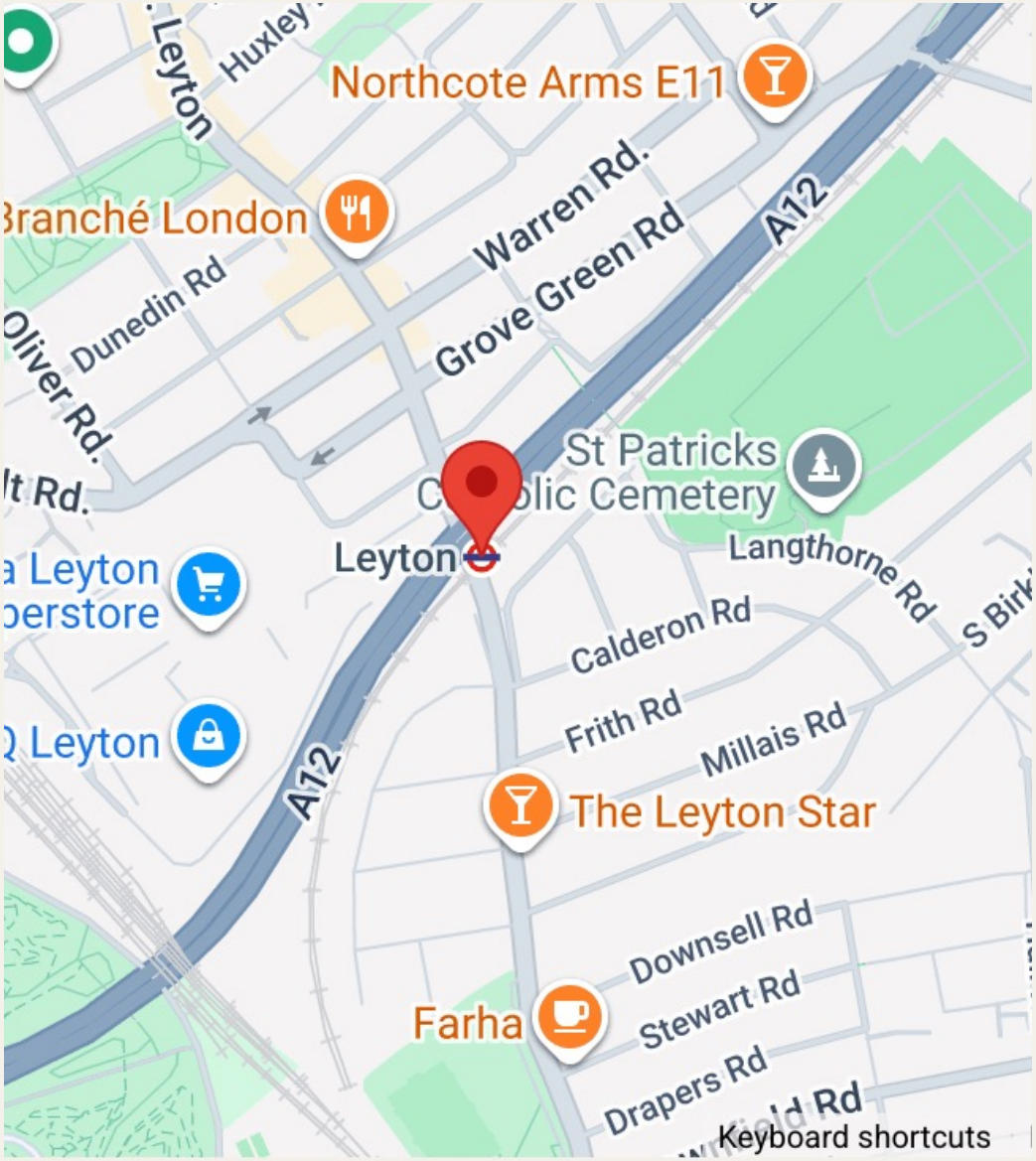
Possession
Immediate upon completion of legalities.

Viewing
Strictly by prior appointment through sole agents Bennett Phillips - 020 8501 3000
contact: TaylorPhillips at taylor@bennettphillips.com

RENT
£60,000 pax
VAT IS APPLICABLE







Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

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.

BPL Estates Ltd T/A Bennett Phillips.
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The Property Ombudsman