



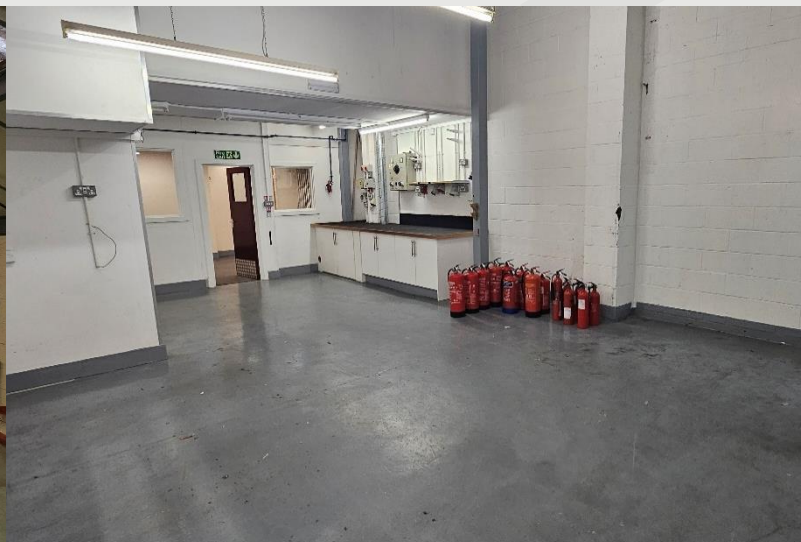
STRETTONS
EST 1931



TO LET

**2A Shrubland Road, Leyton,
E10 7RB**

Warehouse unit - 6,231 sq ft / 578.88sq m



INDUSTRIAL TO LET

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2A Shrubland Road, Leyton, E10 7RB

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.

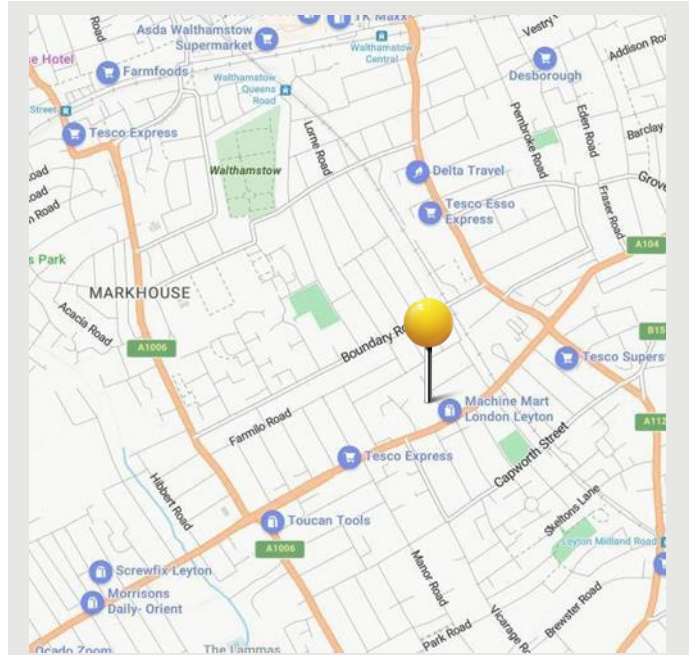
- Office
- Storage mezzanine
- Loading
- Parking
- 3 phase power
- Prominent Road-side location

Location

The property is 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 Overground and London Underground (Victoria Line) both are approximately 1 mile away.

Accommodation

	SQ FT	SQ M
Ground	4,208	390.94
Mezzanine – Storage	2,023	187.94
Total	6,231	578,88



Tenure New Lease

EPC C

VAT Upon enquiry

Rent On application

Contacts

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Further Information [View on Website](#)

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