

TO LET - GROUND FLOOR INDUSTRIAL/WAREHOUSE UNIT WITH
 SHARED YARD IN LEYTON
 UNIT 2 TRANSFORM HOUSE, 16 WELLINGTON ROAD, LONDON, E10
 7QF
 2,404 SQ.FT (223.34 M²)



Key Features

- Electric Roller Shutters
- 3 Phase Power (untested)
- Shared Kitchen
- CCTV in Communal Area
- Alarm System in Communal Area
- Loading/Unloading Facilities
- Gated Shared Yard

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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Location

The unit is located within a larger industrial building on Wellington Road, accessed via Burwell Road, which leads into Lea Bridge Road (A104). Lea Bridge Road (A104) provides access to North Circular Road (A406) at the Water Works Roundabout, linking to M11 and M25 Motorways and to A12 to the south. New Spitalfields Market and the 2012 Olympic Park are approximately one and a quarter miles to the south. There are numerous bus routes along Lea Bridge Road (A104) and Clapton Railway Station and Lee Bridge Station are just a short distance away.

Accommodation

Comprising a block built B1/B8 industrial unit of blockwork construction within a wider industrial building arranged predominantly open plan, with a partitioned carpeted office, access of which is either via electric roller shutters into the main area or a door within the office. The unit is accessed through a communal area which also benefits from electric roller shutters, CCTV, an alarm system, shared kitchen and WC's. There is a gated shared yard providing loading/unloading facilities. Amenities include electric roller shutters and 3-phase power (untested). Approximate area is as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis:

Main Warehouse	2,273 sq.ft (211.17 m ²)
Office	131 sq.ft (12.17 m ²)
Total	2,404 sq.ft (223.34 m²)

Lease Terms

The premises is available by way of a new Full Repairing and Insuring (FRI) lease to be agreed outside of the provisions of the Landlord and Tenant Act 1954, subject to periodic, upward only rent reviews.

Rent

£43,000 per annum exclusive of all outgoings, payable monthly in advance.



These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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Rates

Rateable Value	£21,750.00
UBR 2023/24	49.9p
Rates Payable	£10,853.25

VAT

Value Added Tax is not applicable in respect of this property.

Service Charge

A service charge is applicable in respect of this property. Further details available on request.

Energy Performance Asset Rating

D	◀ 83	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.