

TO LET - B1/F1 UNIT SUITABLE FOR EDUCATION/TRAINING USES  
WITH SHARED YARD AND ALLOCATED CAR PARKING.  
UNIT 1 FABRIC HOUSE, 37A SKELTONS LANE, LEYTON, E10 5BT  
3,177 SQ.FT ( 295.15 M<sup>2</sup> )



### Key Features

- Suitable for Education/Training Use
- Shared Gated Yard
- Circa 8 Allocated Car Parking spaces
- Air Conditioning
- Suspended Ceilings
- Loading/Unloading Facilities

### Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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### Location

The property is directly accessed via a gated entrance from Skeltons Lane, close to its junction with High Road Leyton (A112) which in turn links directly to the north with Lea Bridge Road junction (A104) and onto the A406 to the northeast. 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. Skeltons Lane benefits from good transport links with Leyton Midland Road British Rail Station approximately 5 minutes walk away and a number of major bus routes service High Road Leyton giving quick and easy access to Walthamstow to the north and Leytonstone and Stratford to the south.

### Accommodation

Comprising a a B1/F1 unit at ground and first floor levels with predominantly partitioned offices to both floors, access of which is through a gated shared yard. Amenities include WC's, suspended ceilings and air conditioning throughout. The shared yard provides loading/unloading facilities as well as circa 8 allocated car parking spaces. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis:

Ground Floor	2,726 sq.ft ( 253.25 m <sup>2</sup> )
First Floor	451 sq.ft ( 41.90 m <sup>2</sup> )
<b>Total</b>	<b>3,177 sq.ft ( 295.15 m<sup>2</sup> )</b>

### 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

Rent On Application

### Rates

Rateable Value	£33,250.00
UBR 2023/24	49.9p
Rates Payable	£16,591.75

### VAT

Value Added Tax is not applicable in respect of this property. Further details are available on request.



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#### **Service Charge**

A service charge may be applicable in respect of this property. Further details are available on request.

#### **Energy Performance Asset Rating**

EPC Awaited

#### **Legal Costs**

The incoming Tenant to bear the cost of the Landlord's reasonable legal fees.