

# TO LET - GROUND FLOOR INDUSTRIAL/WAREHOUSE UNIT IN LEYTON WITH SHARED YARD AND 10 ALLOCATED CAR PARKING SPACES.



UNIT 2 FABRIC HOUSE, 37A SKELTONS LANE, LEYTON, E10 5BT  
3,649 SQ.FT ( 339.00 M<sup>2</sup> )



## Key Features

- Gated Shared Yard
- Allocated Car Parking
- Loading and Unloading Facilities
- 3m Eaves Height

## Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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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 block built B1/B8 industrial unit within a wider industrial building arranged predominantly open plan, accessed by virtue of a gated shared yard. Internally, there are 3 containers available for further storage space. The shared yard provides loading/unloading facilities as well as 10 allocated car parking spaces for the unit. Approximate area is as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis:

Warehouse	3,163 sq.ft ( 293.85 m <sup>2</sup> )
3 x Containers	486 sq.ft ( 45.15 m <sup>2</sup> )
<b>Total</b>	<b>3,649 sq.ft ( 339.00 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	To be Re-assessed.
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## VAT

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

## Service Charge

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



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**Energy Performance Asset Rating**

EPC Awaited

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**Legal Costs**

Each party to bear their own legal costs.