

**Bennett
Phillips
Luton**

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



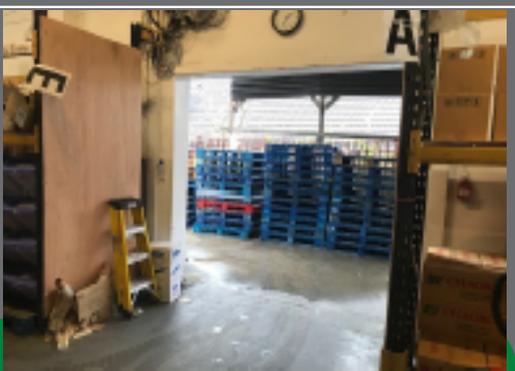
Ground Floor Unit, Gateway Business Centre

**UNIT 1 - 210 CHURCH ROAD &
GROUND FLOOR UNIT GATEWAY BUSINESS CENTRE,
CHURCH ROAD,
LEYTON E10 7JQ**

5,642sq ft (524.17sq m) & 8,318sq ft (772.76sq m)

TO LET

- Refrigeration & Freezer facilities in the smaller unit
- Plentiful car parking
- LED lighting
- 3-phase supplies



LOCATION:

The subject units are located on Church Road (A1006), within ¼ of a mile from the junction with Lea Bridge Road & Markhouse Road. The closest railway stations are Lea Bridge (Greater Anglia) & Leyton Midland Road (London Overground). The (A12) lays to the South & provides links to Essex in the East, The City of London to the West via the (A11) & South London via The Blackwall Tunnel.

ACCOMMODATION:

Ground Floor Gateway Business Centre

An industrial / warehouse unit totalling c. 5,642sq ft (524.17sq m), which was last used for the storage & distribution of food stuffs, laid out in 3 areas providing storage, refrigeration & a freezer section. The floor to ceiling height is a maximum of 13' 3". Externally there is storage / yard space which runs along the side of the unit & extends to c. 2,472sq ft (229.68sq m).

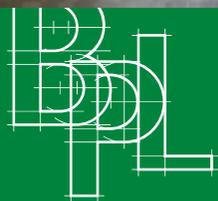
The container in front of the unit can be removed if a tenant requires additional external storage. There are 14 car parking spaces in the main car park with an additional 4 spaces immediately opposite. Amenities include an alarm, 3-phase supply, LED lighting, concrete floors & a concrete slab ceiling.

Unit 1

Comprising the ground floor only of a two-storey light industrial/warehouse unit c. 7,500sq ft (696.76sq m), laid out in both clear space & some smaller areas. There is a basement of c. 818sq ft (76sq m). WC & kitchen facilities are to be installed. There is both pedestrian access & a wider opening for deliveries, the latter having tailgate loading or via a ramp. The floor to ceiling height is 9'0". Externally, there is a large yard which measures approximately 10,820sq ft (1,005sq m). There is an alarm, 3-phase supply, LED lighting, concrete floors & a concrete slab ceiling.

LEASE:

New FRI Leases are to be made available for a term to be agreed subject to a Landlord only break at the end of the 3rd year, drawn outside the provisions of the Landlord & Tenant Act.



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Images of Unit 21, 210 Church Road



RENT:

Unit 1 210 Church Road - £124,000pax.
Ground floor Gateway Business Centre - £91,575pax.
Rent paid quarterly in advance. VAT is not applicable.

BUSINESS RATES:

Ground Floor Gateway Business Centre.
Rateable Value 2024/2025 - £67,500
Rates Payable 2024/2025 - £34,560 per annum
Unit 1 -210 Church Road
Rateable Value 2024/5 - £66,000
Rates Payable - £33,792 per annum

POSSESSION:

Immediate upon completion of legalities.

LEGAL FEES:

Each party are to be responsible for their own legal fees borne in this transaction.

ADMINISTRATION FEE:

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or 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.

VIEWING:

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at marc@bennettphillips.com

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