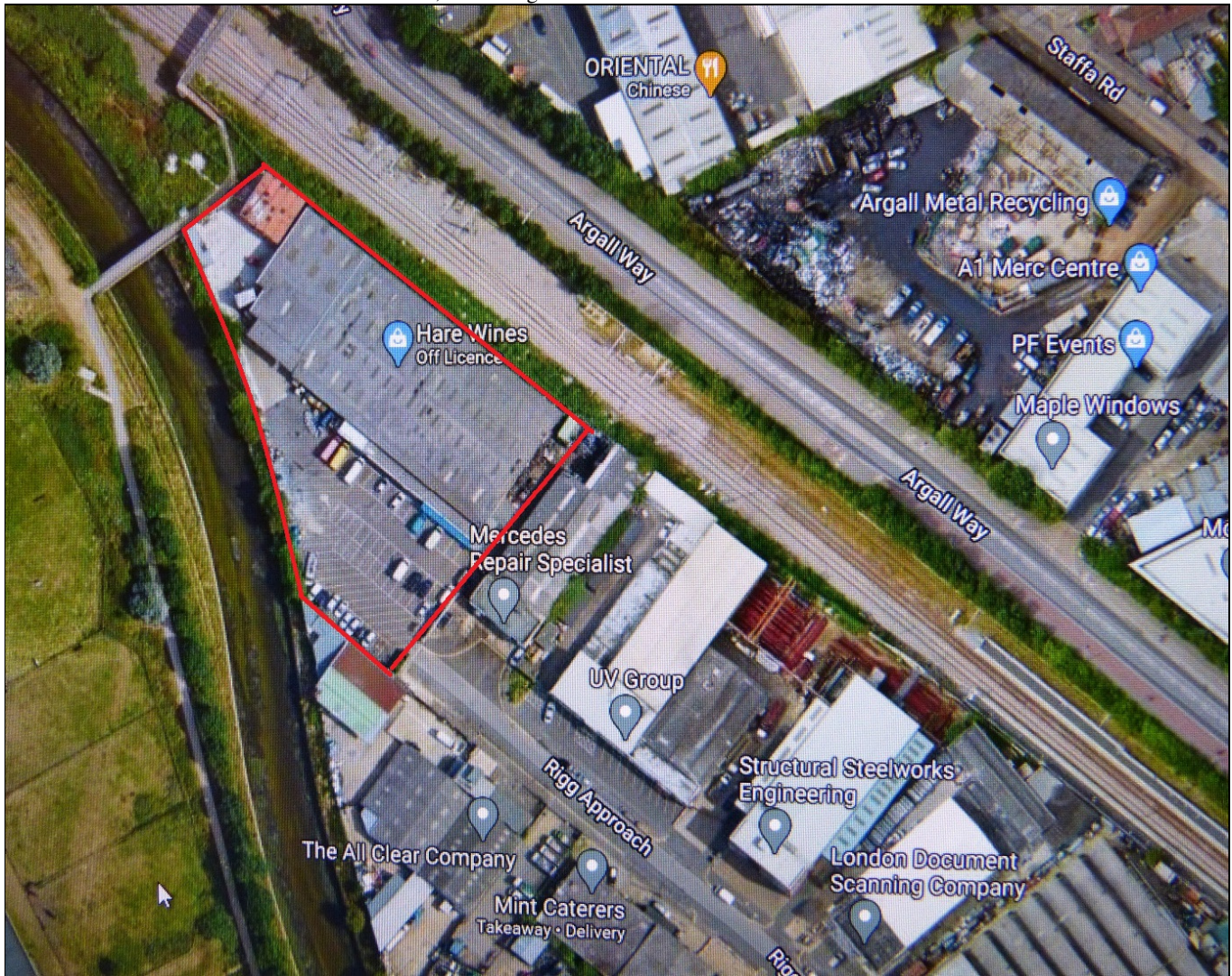


REFERENCE: 17003 - Vacant Industrial Unit, Lea Bridge E10



Vacant Industrial Unit to Let/ Sale - London E10

ADDRESS: 24 Rigg Approach, London E10 7QN

- Prominent location near Lea Bridge Station and easy access
- 32,560 Sq ft with parking for 50 cars
- Planning permission obtained to raise height of existing building from 6.5 to 10 meters
- Site area 1.4 Acres
- B8 wholesale warehouse and A1 retail use

LOCATION

Lea Bridge is on the A104, 2.5 miles north of Stratford, with easy access to the A406 Aand M11 Motorway

SITUATION

The property occupies a prominent location on Rigg Approach, close to the junction of the A104, with Lea Bridge station 500 yards away, and immediately west of the railway line

DESCRIPTION

The property comprises a detached single storey industrial unit with steel clad elevations, roller shutter door access and integral offices, on a site of 1.4 acres

ACCOMMODATION:

Warehouse area 30,250 Sq ft, Offices: 2,310 sq ft, **Total 32,560 Sq. ft**

Site Area: 1.4 acres, with parking for 50 cars

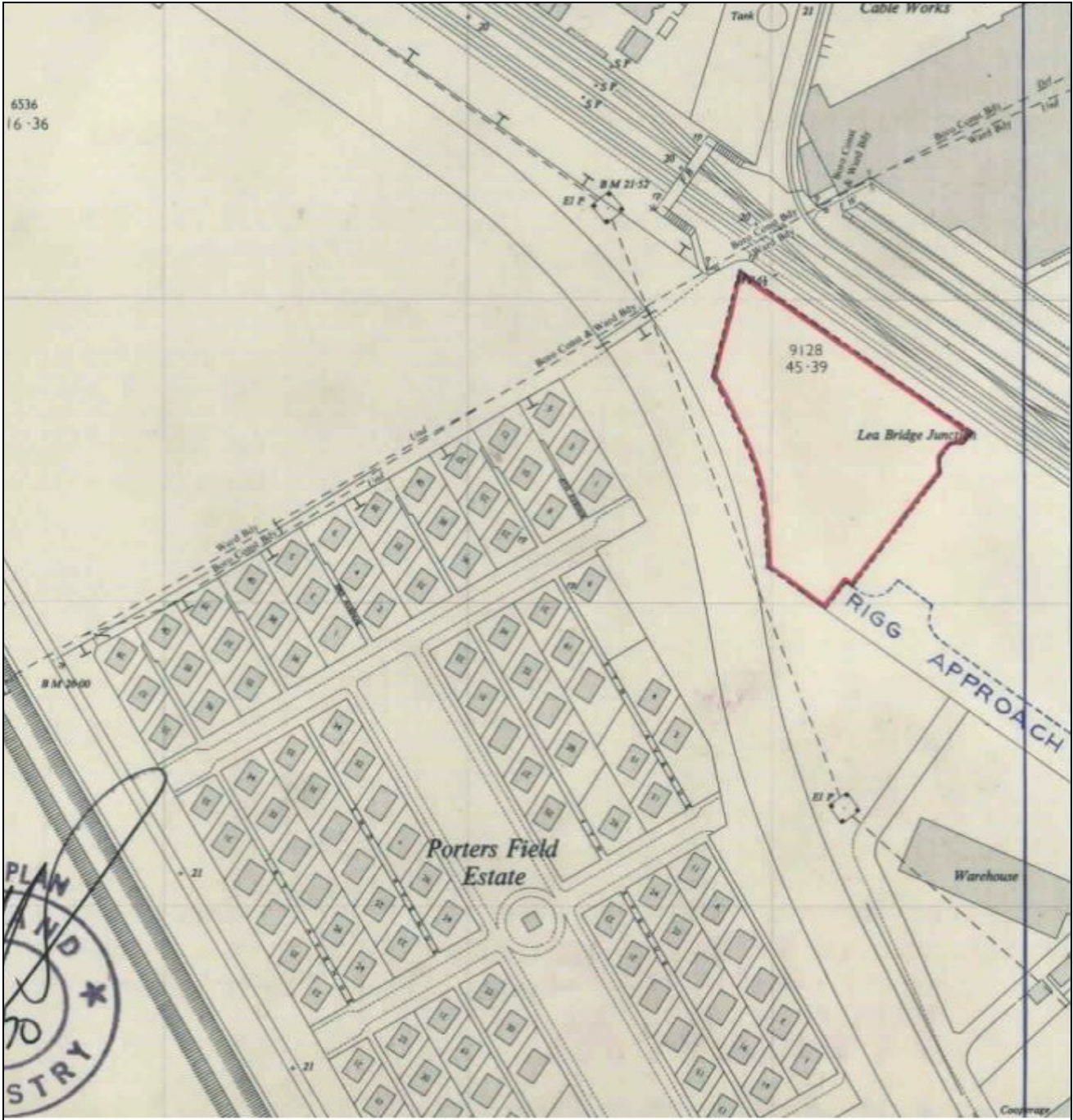
TENANCY

Vacant with an asking rent of £495,000 per annum. Long Leasehold price on application.

RATES

Rateable value £145,000 Local authority Waltham Forest Rates Payable £71450 per annum

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Site Plan









