

**Mileway**

# Heybridge Way Leyton

Available to Let  
Warehouse

905 - 2,119 sq ft ( 84 - 197 sq m )

  
Full height roller shutter door

  
Gated access & on site parking

  
Approx 650 sq ft yard space

  
Additional mezzanine

  
0.5 miles to Lea Bridge station

  
Stratford 1.5 Miles Central London 7.5 miles



# Heybridge Way

Units 10-17a Lea Bridge Road Leyton E10 7NQ



## Description

The property is a single storey terraced light industrial unit of brick build with a profiled metal sheet cladding roof. The unit has a full height roller shutter door, pedestrian entrance and currently has a first floor mezzanine. There is a single WC and small kitchen area as constructed. The eaves height is approximately 4.79 m

## Location

The Heybridge Way estate is located just off Lea Bridge Road, closely connecting to the areas of Walthamstow and Leyton. There are also numerous bus routes which pass along Lea Bridge Road, and the property is within walking distance of Lea Bridge station, which is on the Stratford to Bishop's Stortford overground. Leyton is approximately 7.5 miles North east of central London and 1.5 miles North of Stratford.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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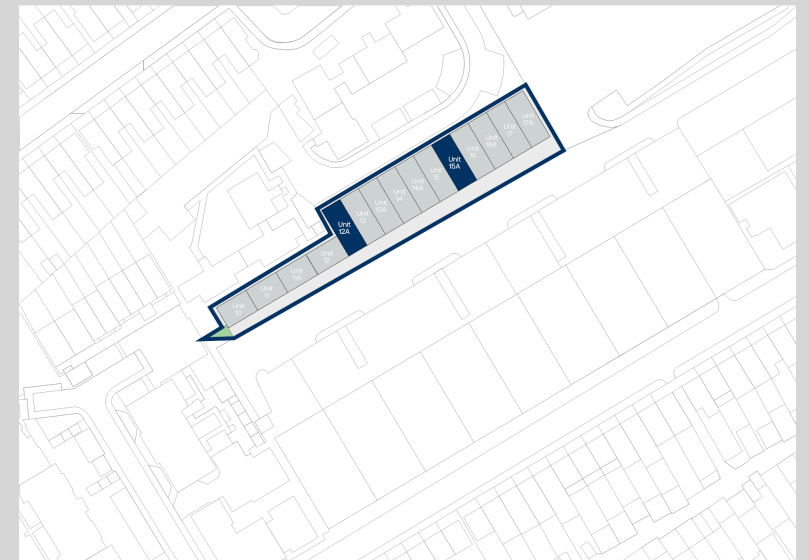
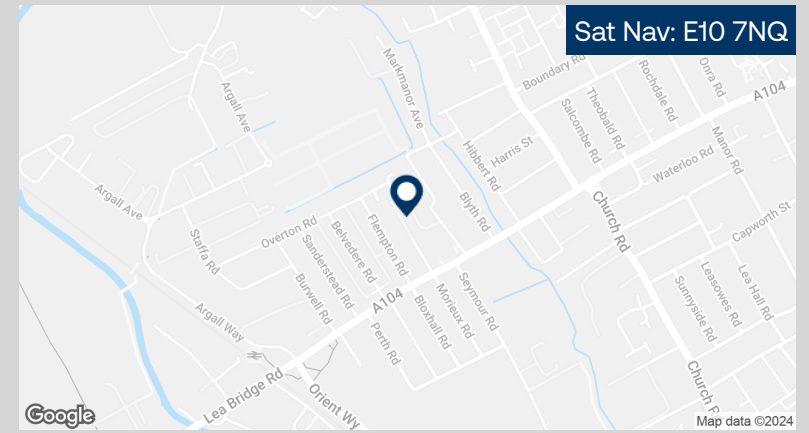
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
UNIT 12A	Warehouse	905	84	Immediately	£2,415 PCM
UNIT 15A	Warehouse	1,214	113	Immediately	£2,830 PCM
<b>Total</b>		<b>2,119</b>	<b>197</b>		

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