

WAREHOUSE TO LET

72 NORLINGTON ROAD, LONDON, E10 6LA

16,773 SQ. FT (1,558 SQ. M) APPROX.



Location

The Industrial/Warehouse unit is located on Norlington Road close to its junction with Hainault Road which is a mixed industrial and residential area in Leyton.

Transport links are good with major road links via A406 and nearby A 12 connecting to both central London and the motorway networks.

Leyton Midland Road (overground) station is very close and Leytonstone (central line) is nearby and several buses serve the area. There is parking within the grounds and loading from the front and rear.

Description

Comprises a semidetached, single storey brick built warehouse with a corrugated roof. The unit has its own street loading access with manual shutters and loading access to the rear.

There are up to approximately 10 parking spaces at the rear of the property and further street parking.

There is natural light from the roof skylights and minimum height to the girders just over 3 metres.

Facilities include:

- 3 Phase Electricity
- Gas blow heaters,
- Loading Height 2m and 1.8 wide at front
- Good Natural light
- Canteen and locker room
- Male & Female WC
- Loading bay
- Separate office with aircon
- Alarm system

Accommodation

Approximate net internal area:

Ground Floor 16,773 Sq Ft 1558 Sq M

Terms

New fully repairing and insuring lease for a term to be agreed.

Rental

£150,000 per annum exclusive of business rates, service charge and VAT, if applicable.

Business Rates

To be advised.

Service Charge

To be advised.

Legal Costs

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – TBC

Viewing

Strictly by appointment through sole agents:

Currell Commercial Ltd.

Dean Marks – 020 7096 2780
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For more information on our properties please visit our website – www.currell.com/commercial

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