



Unit 22-23, Fairways Business Park, London, E10 7QB

1,979 sqft light industrial unit situated within Fairways Business Centre – minutes from rail and A12 links

- 24 Hour Access
- 3 Phase power supply
- Loading area / Parking facilities
- Well Connected Location - Minutes from A12 & A406

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Summary

Available Size	1,979 sq ft
Rent	£44,000 per annum
Rates Payable	£9,106.75 per annum We recommend ingoing tenants make their own enquiries to the local authority to see further information on relief
Rateable Value	£18,250
Service Charge	£4,894 per annum
VAT	Applicable
EPC Rating	Upon enquiry

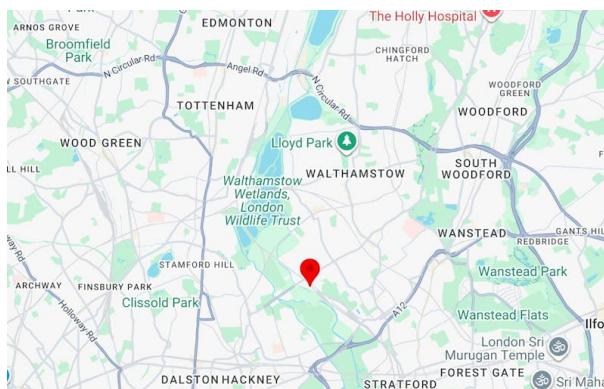


Description

Unit 22-23 offers a clean, functional, and versatile space of approximately 1,431 sq ft, ideally suited for a range of light industrial or creative uses. The unit features a large open-plan floor area, complemented by a dedicated office, kitchenette, WC facilities, and an additional mezzanine level providing valuable supplementary workspace or storage. A roller-shutter door allows convenient loading access, while the excellent ceiling height creates an attractive and efficient working environment. Recently refurbished, the unit presents a modern and well-maintained finish throughout. Occupiers also benefit from gated entry, on-site parking, and 24/7 access, making this unit a highly practical and secure base for logistics, production, or studio-style businesses. Viewings are strictly by appointment only.

Location

Fairways Business Centre benefits from a well-connected location on Lammas Road, just off Lea Bridge Road (A104), providing strong transport links across East and Central London. The nearby A12 and A406 North Circular offer direct access into the City, Canary Wharf, and wider motorway network, including the M11 and M25, ensuring convenient travel throughout London and beyond. Public transport connections are excellent, with Lea Bridge Station a short distance away, offering fast services to Stratford and Tottenham Hale for Underground, Overground and national rail connections.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,979	183.86	Available
Total	1,979	183.86	

Legal fees.

Each party to bear their own legal costs.

Viewing & Further Information

Latif Acisu

020 8221 9614 | 07487216389
latif.acisu@dobbinandsullivan.com

Nick Robinson MRICS

020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

Burrows House, 415 High Street, London, E15 4QZ

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