



Unit 21, Leyton Business Centre, London, E10 7BT

2,067 sqft light industrial unit situated within Leyton Business Centre – minutes from rail and A12 links

- Spacious Industrial Unit with Roller Shutter Access
- Well Connected Location - Minutes from A12 & A406
- Excellent Ceiling Height
- Versatile Layout Ideal for Makers, Light Industry, or Storage

Unit 21, Leyton Business Centre, London, E10 7BT

Summary

Available Size	2,067 sq ft
Rent	£52,708 per annum
Rates Payable	£15,094.75 per annum We recommend ingoing tenants make their own enquiries to the local authority to see further information on relief
Rateable Value	£30,250
Service Charge	£2,731 per annum VAT is applicable on the service charge
VAT	Applicable
EPC Rating	D

Description

Unit 21 offers a functional, and versatile space of approximately 2,067 sq ft, ideally suited for a variety of light industrial or creative uses. The unit comprises a large open-plan floor area, complemented by a dedicated office, kitchenette, and WC facilities. A roller shutter door provides convenient loading access, while the excellent ceiling height and abundant natural light enhance the working environment. Occupiers also benefit from gated entry, on-site parking, and 24/7 access, making Unit 21 a highly practical and secure base for logistics, production, or studio-style businesses.

Viewings are on appointment basis only.

Location

Leyton Business Centre occupies a prime position on Etloe Road, just off Church Road (A1006), offering excellent connectivity across East and Central London. The nearby A104, A106 and A12 provide direct routes into the City, while the A406 North Circular and M25 are easily accessible, ensuring smooth travel throughout the capital and beyond. Public transport connections are excellent, with Leyton Underground Station just a short distance away, offering fast Central Line services to the West End and other key destinations. The area also benefits from a wide range of local amenities, creating an ideal setting for both established and growing businesses.

Accommodation

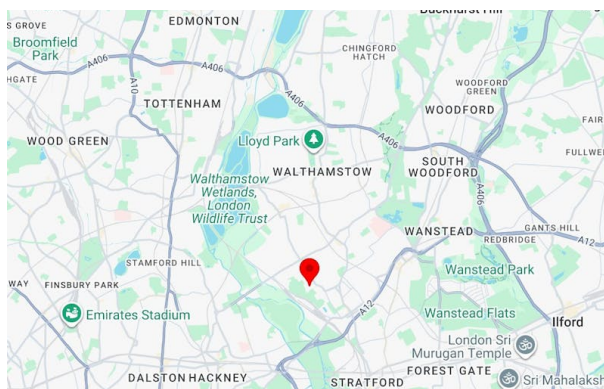
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,067	192.03	Available
Total	2,067	192.03	

Lease & Legal Cost

A New Full Repairing and Insuring lease available for a term to be agreed.

Each party to bear their own legal costs.



Viewing & Further Information

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