

London E10 - 72 Norlington Road, Leyton E10 6LA
Warehouse/Light Industrial Unit to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



London E10 - 72 Norlington Road, Leyton E10 6LA Warehouse/Light Industrial Unit to Rent



Property Features:

- Comprises large open plan warehouse (B8 use class)
- Suitable for variety of uses including workshop & storage
- VAT is applicable to this property
- Located in primarily residential area within 2 min walk from Leyton Midland Road Station (London Overground)

Property Description:

Comprises warehouse/light industrial unit, suitable for variety of storage & distribution use. The property benefits from main entrance fronting Norlington Road and provides the following accommodation and dimensions:

Ground Floor: 1,580 sq m (17,000 sq ft)

Open plan warehouse, storage, wc



London E10 - 72 Norlington Road, Leyton E10 6LA

Warehouse/Light Industrial Unit to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £2,615.38 + VAT per week (PCM: £11,333.33 + VAT)

Deposit: £34,000 (3 Months)

Rateable Value:

Rateable Value - £98,000 p.a.

Rates Payable ~ £54,000 p.a.

EPC:

The property benefits from a D Rating. Certificate and further details available on request.

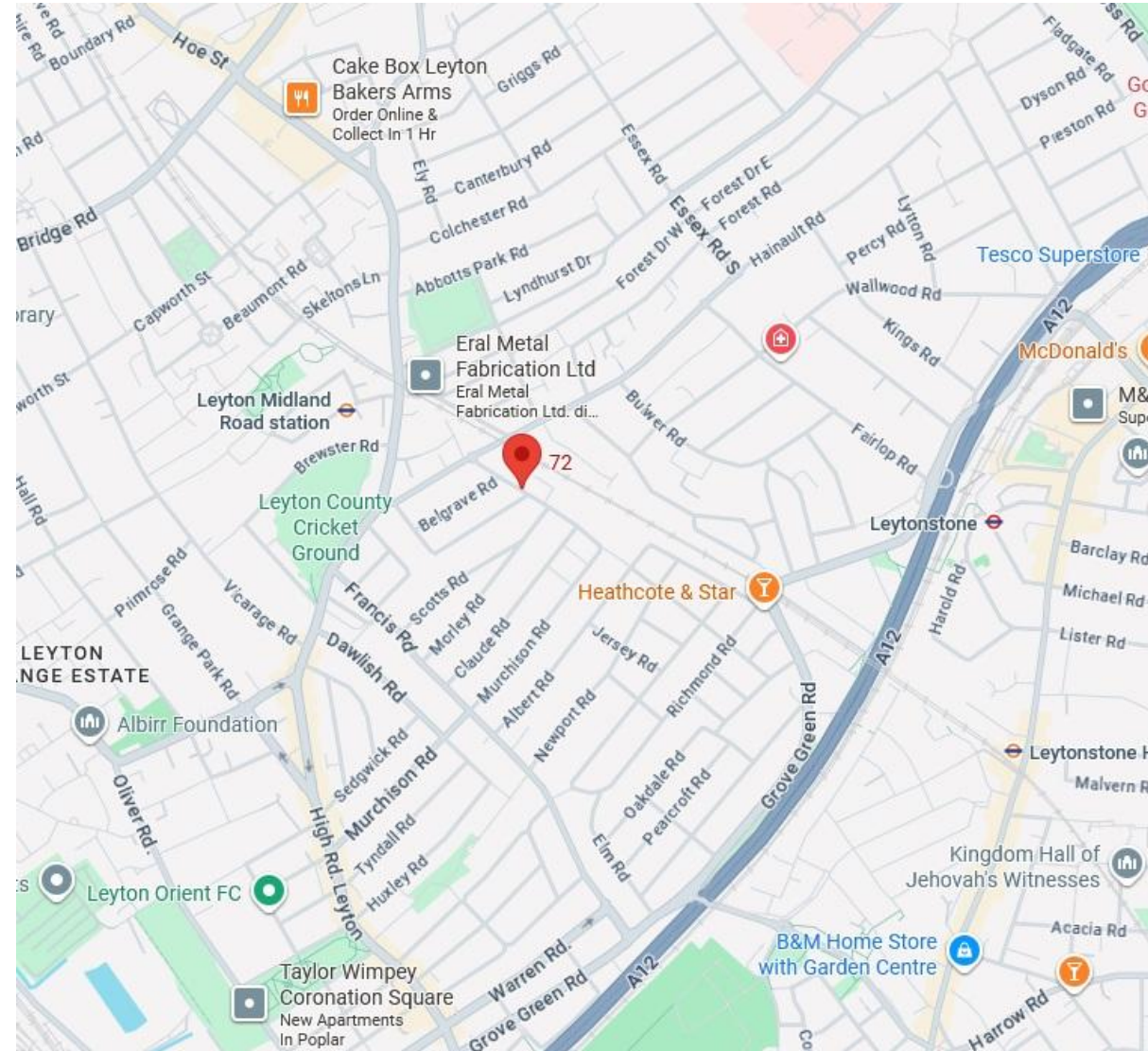


London E10 - 72 Norlington Road, Leyton E10 6LA Warehouse/Light Industrial Unit to Rent



Location:

Leyton is a popular densely populated suburb between Hackney and Walthamstow approximately 6 miles north east of Central London. The suburb benefits from good road communications being on the A12 and in close proximity to the A406 North Circular. The property is located in primarily residential area within 2 min walk from Leyton Midland Road Station (London Overground)



London E10 - 72 Norlington Road, Leyton E10 6LA

Warehouse/Light Industrial Unit to Rent

Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



BLUE ALPINE

PROPERTY CONSULTANTS