



## Unit 32, Fairways Business Park, London, E10 7QB

---

1,431 sqft light industrial unit situated within Fairways 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 32, Fairways Business Park, London, E10 7QB

## Summary

<b>Available Size</b>	1,431 sq ft
<b>Rent</b>	£31,000 per annum
<b>Rates Payable</b>	£9,980 per annum We recommend ingoing tenants make their own enquiries to the local authority to see further information on relief
<b>Rateable Value</b>	£20,000
<b>Service Charge</b>	£2,801 per annum VAT is applicable to the service charge
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Description

Unit 32 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. 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 Unit 32 a highly practical and secure base for logistics, production, or studio-style businesses. Viewings are strictly by appointment only.

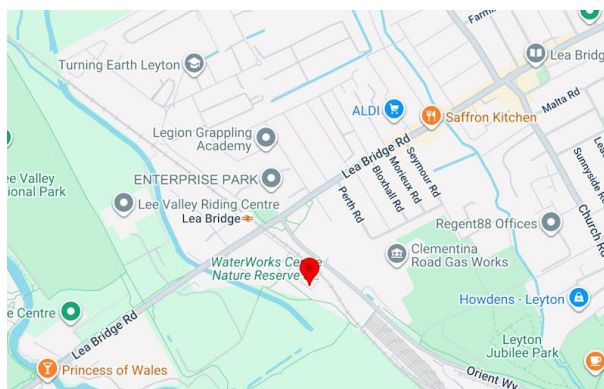
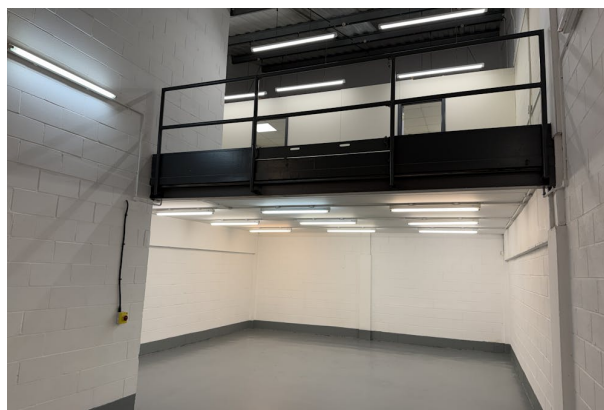
## Location

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. The surrounding area also provides a range of local amenities, making this an attractive location for both established and growing businesses.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor	1,000	92.90	Available
Mezzanine	431	40.04	Available
<b>Total</b>	<b>1,431</b>	<b>132.94</b>	



## 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

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 12/01/2026