

LEYTON LOGISTICS HUB

To Let

6,319 Sq Ft - 65,843 Sq Ft

Delivering a Total Footprint of 206,800 Sq Ft

11 Urban Logistics Units

Under Construction

LEYTON | LONDON | ZONE 3 | E10 7JN



QUEEN ELIZABETH OLYMPIC PARK

LONDON STADIUM

CANARY WHARF

NEW SPITALFIELDS MARKET

HereEast

Royal Mail

HACKNEY MARSHES

CITY OF LONDON

Zoom
by Ocado

wanis
INTERNATIONAL FOODS

ALDI

LEA BRIDGE STATION

KwikFit

A12

A12
6 mins - 1.5 miles

A1006

Church Road

A1006

M25, J27
20 mins - 10 miles

A104

A406
10 mins - 2.5 miles

Unlock Last-Mile Power in Inner North-East London's Fastest Growing Hub

Leyton Logistics Hub is an 8.1 acre site in Leyton, Zone 3. A prime last-mile logistics site offering bespoke, high-spec solutions for distributors and SMEs scaling online and urban delivery operations.

With excellent road, overground, tube, and cycling links further into Central London, this site will provide much needed warehouse space in what is becoming increasingly rare for such centrally located areas.

The scheme will be BREEAM Outstanding and Net Zero Carbon. Redefining what 'Grade A' urban logistics means, with bold aspirations and market-leading ESG standards at the core of the scheme.

Junction 27 of
the M25 only 10 miles



2.5 Miles [to/from]
the North Circular Road



Net zero carbon
in operation



Ideal for logistics, distribution
and trade counter occupiers



Ideally situated for occupiers
seeking to service east and
central London



Less than a mile
from Lea Bridge Station



High-Spec Units in a Strategic Inner North-East London Location

Leyton Logistics Hub brings 11 highly specified urban logistics units to a prime Zone 3 location. Designed with last-mile occupiers in mind, the site features a range of unit sizes from 6,319 to 65,843 sq ft each with power capacity to meet modern demands and excellent loading provisions.

With EPC A+ and BREEAM Outstanding targeted, the scheme delivers future-proofed logistics space in one of Inner North-East London's most strategically connected and supply-constrained submarkets.



1.7 MVA
Power Supply
Across the Site



2 x Dock Doors
Across Unit 1 & 2



50 kN/SQM
Floor Loading



16m - 32m
Yard Depths



Allocated
Parking Spaces at
Each Unit



Open Plan Offices
with Raised Access
Floor



Level Access
Loading Doors



Cooling/Heating
in Offices



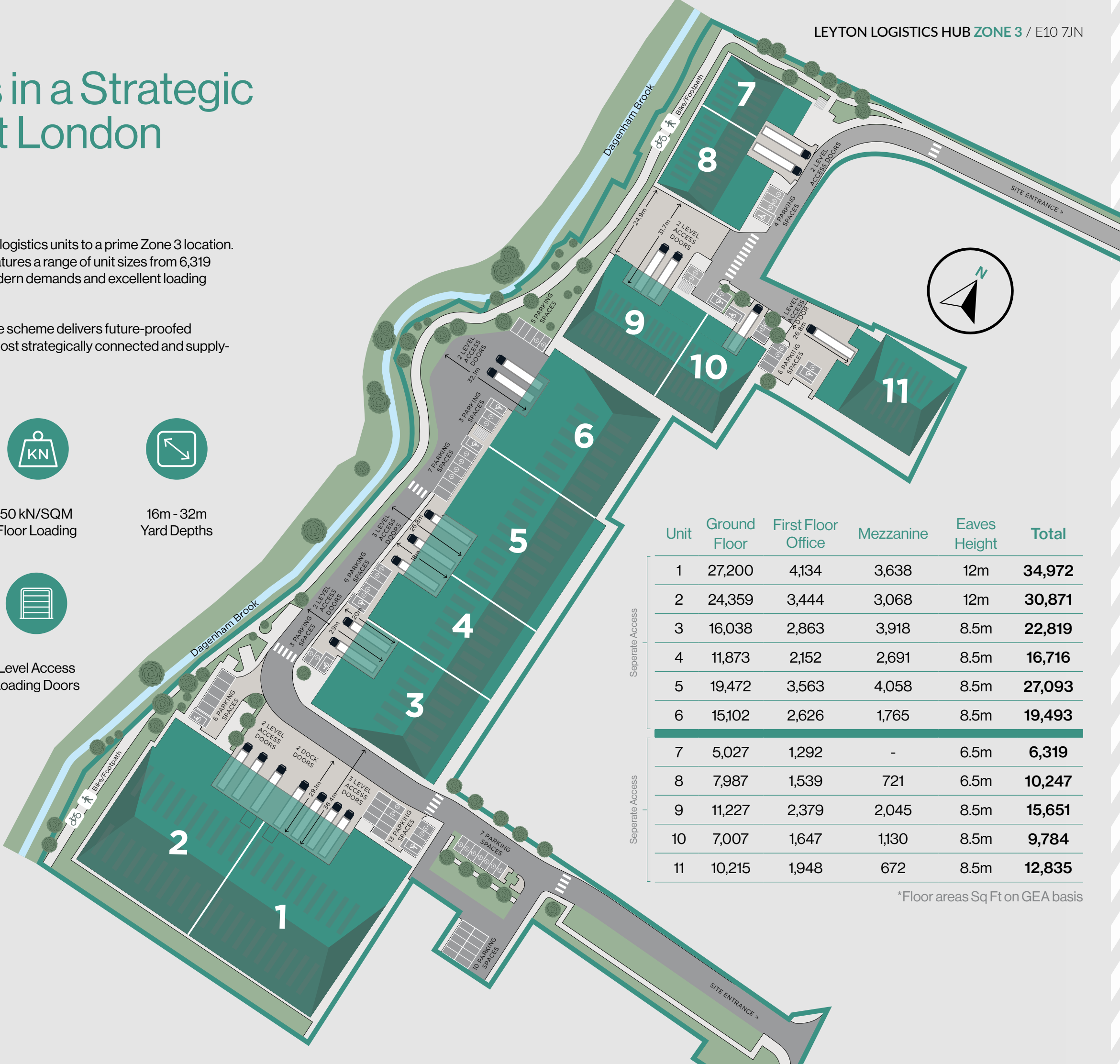
Cycle
Storage



High Speed
Fibre Broadband
(up to 1GBPS)



EV
Charging



Unit	Ground Floor	First Floor Office	Mezzanine	Eaves Height	Total
1	27,200	4,134	3,638	12m	34,972
2	24,359	3,444	3,068	12m	30,871
3	16,038	2,863	3,918	8.5m	22,819
4	11,873	2,152	2,691	8.5m	16,716
5	19,472	3,563	4,058	8.5m	27,093
6	15,102	2,626	1,765	8.5m	19,493
7	5,027	1,292	-	6.5m	6,319
8	7,987	1,539	721	6.5m	10,247
9	11,227	2,379	2,045	8.5m	15,651
10	7,007	1,647	1,130	8.5m	9,784
11	10,215	1,948	672	8.5m	12,835

*Floor areas Sq Ft on GEA basis

A Bold New Chapter in Urban Logistics



A Smarter Footprint for a Cleaner London



Landscaped Environment
Promoting Biodiversity



Targeting
BREEAM Outstanding



Recycled Materials
During Construction



10%
Roof Lights



Targeting
EPC A+



Active EV Chargers
Passive EV Chargers



Net Zero Carbon
In Operation



100%
LED Lighting



Energy Saving
PV Panels



Green Walls

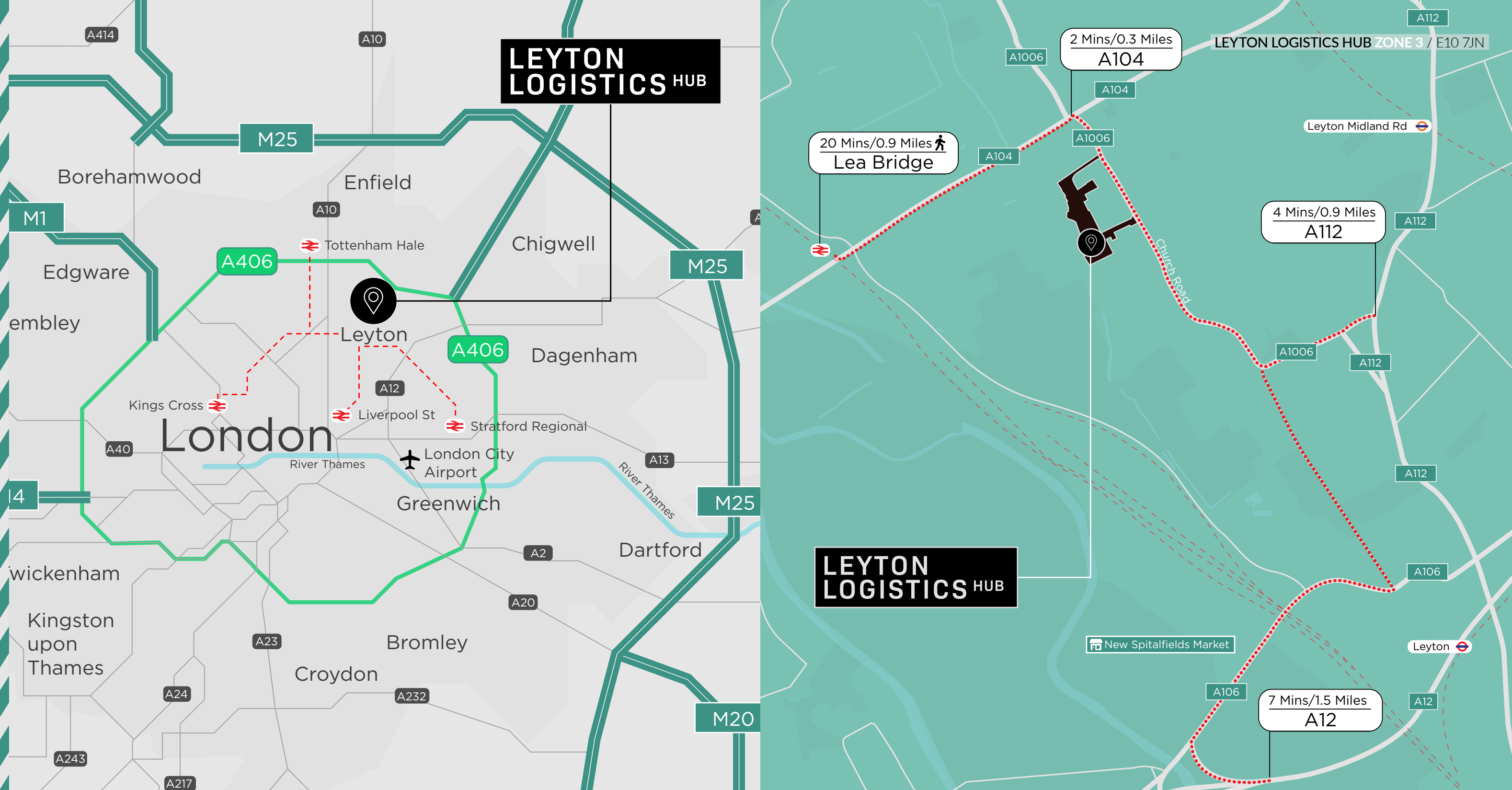


Green Roofs



Designed for Distributors. Built for the Future.





Roads	Miles	Drive Time
A12	1.5	7 mins
A406 North Circular	2.5	10 mins
A10	3.2	15 mins
M11 J4	6	16 mins
M25 J27	10	20 mins
M1 J1	13	30 mins

Locations	Miles	Drive Time
Walthamstow	2.5	12 mins
City of London	7.5	35 mins
West End	11	40 mins

Rail	Journey time from site
Lea Bridge	4 mins
Leyton Midland Rd	4 mins
Leyton	8 mins
Tottenham Hale	10 mins
Stratford Regional	10 mins
Canary Wharf	16 mins

Rail	Journey time
Kings Cross	24 mins
Liverpool Street	25 mins
Bond Street	35 mins

Airport	Miles	Drive time
London City	8.4	20 mins
Stansted	28	35 mins
Luton	40	1 hr 5 mins
Heathrow	30	1 hr 15 mins

Further Information

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