



Unit 26, Leyton Business Centre, London, E10 7BT

1,104 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
- Mezzanine Floor Within The Unit
- Versatile Layout Ideal for Makers, Light Industry, or Storage

Interested?

Request more information.

020 8221 9610

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Unit 26, Leyton Business Centre, London, E10 7BT

Summary

Available Size	1,104 sq ft
Rates Payable	£8,857.25 per annum We recommend ingoing tenants make their own enquiries to the local authority to see further information on relief
Rateable Value	£17,750
Service Charge	£1,500 per annum VAT is applicable on the service charge
VAT	Applicable
EPC Rating	D

Description

Unit 26 offers a clean, functional, and versatile space of approximately 1,104 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, WC facilities, and a mezzanine level providing additional flexible workspace or storage. A roller shutter door provides convenient loading access, while the excellent ceiling height and abundant natural light enhance the working environment. 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 26 a highly practical and secure base for logistics, production, or studio-style businesses. Viewings are on an 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.

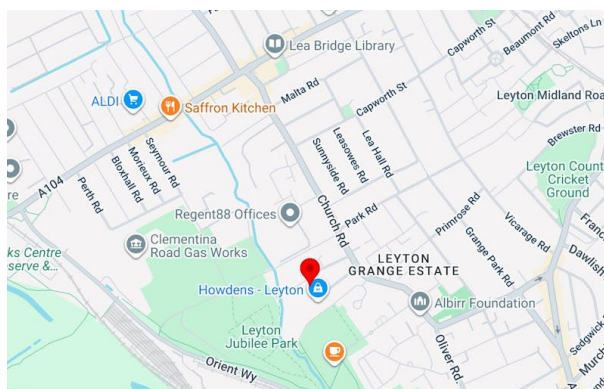
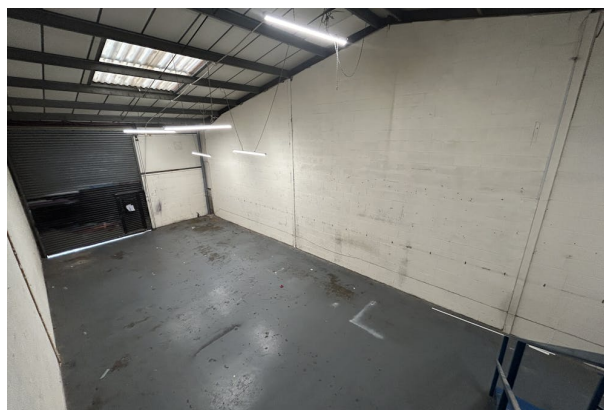
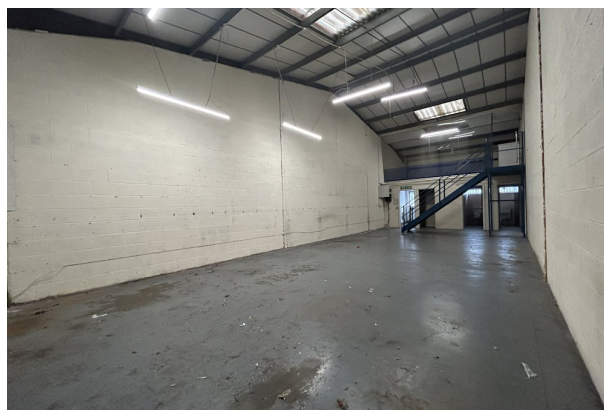
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 26	1,104	102.56
Total	1,104	102.56

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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