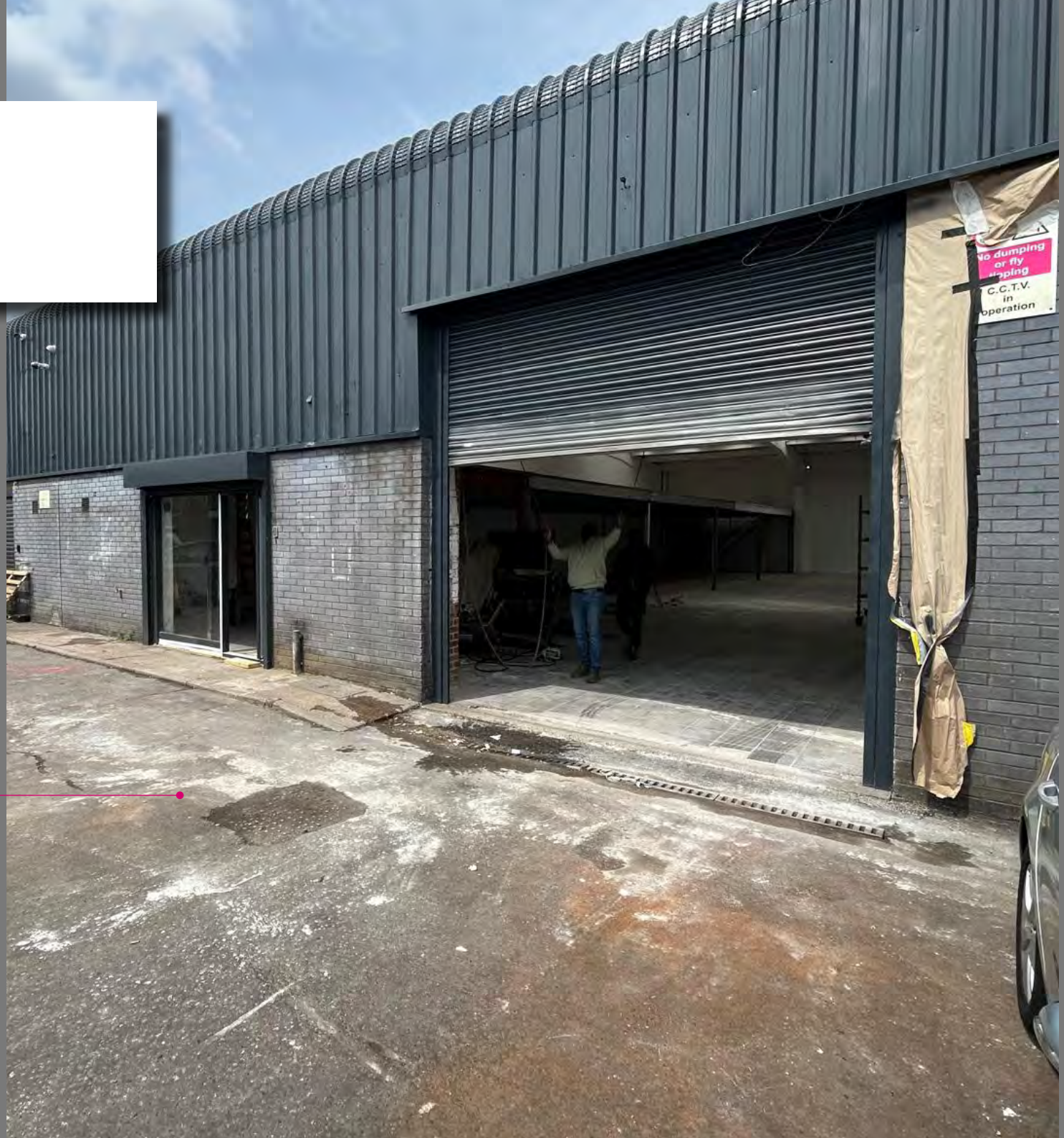
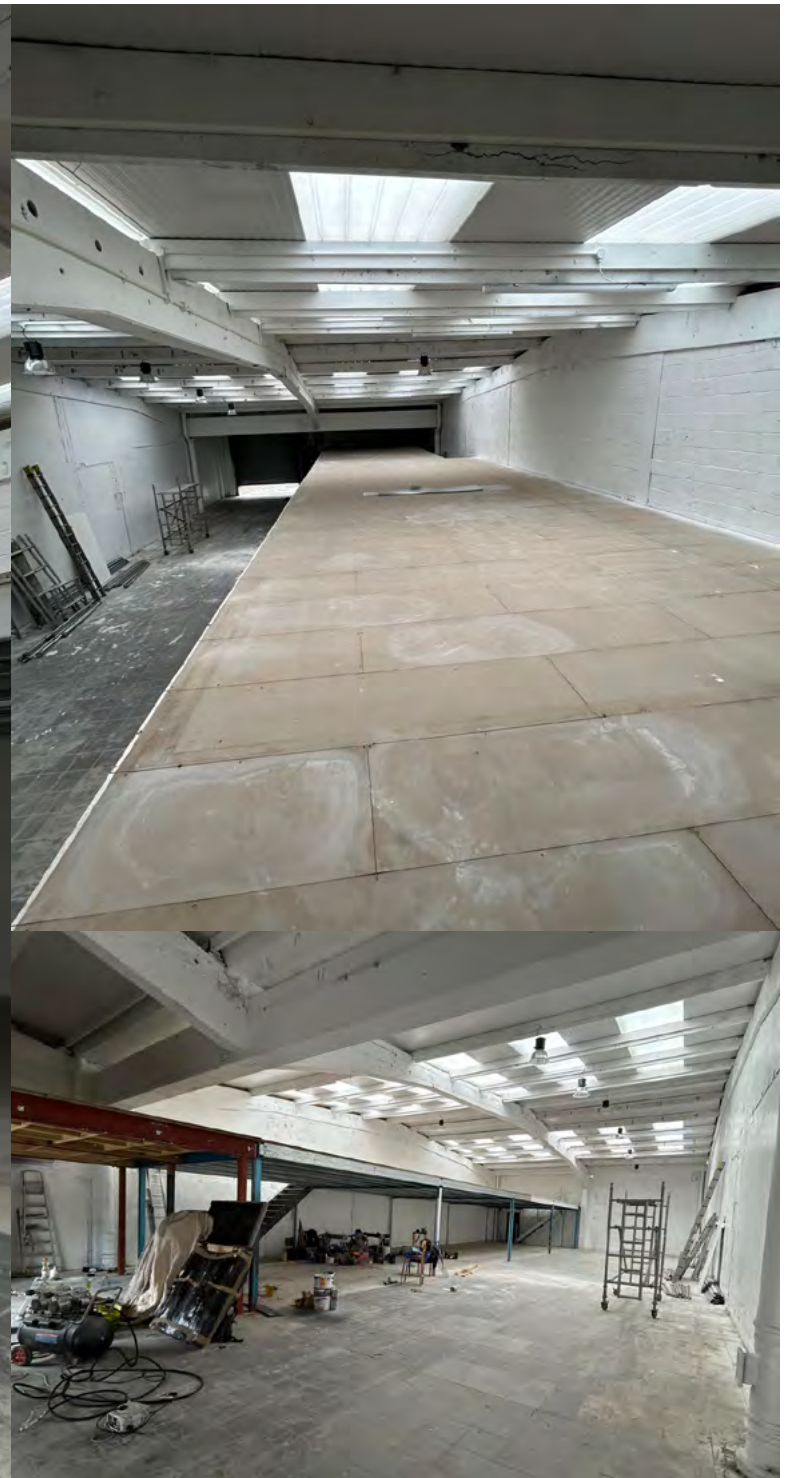


Warehouse To Rent

**Unit 26
Forest Business Park
London E10 7FB**

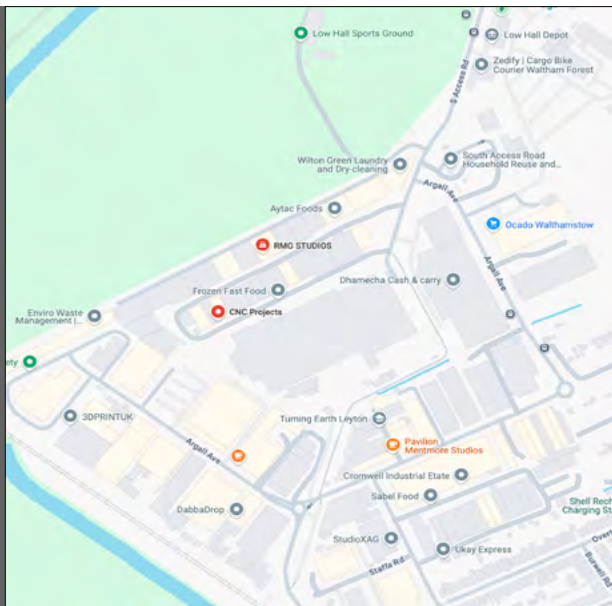
- 24 Hour Access
- Landlord and Tenant Rights
- VAT Free
- 5.7m Ceiling Height
- With Mezzanine
- New Roof
- Monthly Rents Acceptable





LOCATION

Forest Business Park is situated within the popular and well established Industrial area of Argall Avenue, which in turn leads to rye A104 Lea Bridge Road. The A12 East Cross Route is approximately 2 miles to the South linking to the A406 North Circular Road and north to M11 and national motorway network.



DESCRIPTION

The building comprises an industrial unit with 3 parking spaces with a roller shutter and separate pedestrian entrance.

BUSINESS RATES

The property is in an area administered by the London Borough of Waltham Forest.

The Ratable Value is £39,500 giving rise to rates payable of approximately £21,725 per annum.

TERMS

A New Effective Full Repairing and Insuring Lease is available for a term to be agreed.

RENT

£55,000 per annum.

EPC RATING

Band C



FLOOR AREA

| | | |
|--------------|------------|-------------|
| Ground Floor | 3464 sq ft | 321.87 sq m |
| Mezzanine | 1732 sq ft | 160.93 sq m |
| Total: | 5196 sq ft | 482.80 sq m |

VIEWING AND FURTHER INFORMATION



Strictly by appointment through the Sole Agent:
James Bacon
Tel: 0208 143 3860
Email: james@murraycommercial.co.uk

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