

## TO LET - GROUND FLOOR INDUSTRIAL UNITS WITH CAR PARKING IN LEYTON

UNIT 2 FABRIC HOUSE, 37A SKELTONS LANE, LEYTON, E10 5BT  
316 SQ.FT - 2,915 SQ.FT ( 29.36 M<sup>2</sup> - 270.81 M<sup>2</sup> )



### Key Features

- Gated Shared Yard
- Allocated Car Parking
- Loading and Unloading Facilities
- 3m Eaves Height

### Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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### Location

The property is directly accessed via a gated entrance from Skeltons Lane, close to its junction with High Road Leyton (A112) which in turn links directly to the north with Lea Bridge Road junction (A104) and onto the A406 to the northeast. The A12 Arterial route is located approximately 1 mile south of the property and provides direct access to Blackwall Tunnel (A102M) in a westerly direction, whilst alternatively linking with the M11 and A13 in an easterly direction. Skeltons Lane benefits from good transport links with Leyton Midland Road British Rail Station approximately 5 minutes walk away and a number of major bus routes service High Road Leyton giving quick and easy access to Walthamstow to the north and Leytonstone and Stratford to the south.

### Accommodation

Comprising a block built B1/B8 industrial unit with 6 partitioned warehouse units, accessed by virtue of a gated shared yard, available either individually or combined. The shared yard provides loading/unloading facilities as well as allocated car parking spaces for each unit. Approximate area are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis:

Unit A	671 sq.ft ( 62.34 m <sup>2</sup> )
Unit B	330 sq.ft ( 30.66 m <sup>2</sup> )
Unit C	651 sq.ft ( 60.48 m <sup>2</sup> )
Unit D	639 sq.ft ( 59.37 m <sup>2</sup> )
Unit E - NOW LET	316 sq.ft ( 29.36 m <sup>2</sup> )
Unit F	308 sq.ft ( 28.61 m <sup>2</sup> )

### Lease Terms

Each unit is available either individually or can be combined on a new Full Repairing and Insuring (FRI) lease to be agreed outside of the provisions of the Landlord and Tenant Act 1954, subject to periodic, upward only rent reviews.

### Rent

Rent On Application

### Rates

Rateable Value	To be Re-assessed.
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### VAT

Value Added Tax is not applicable in respect of this property.

### Service Charge

A service charge may be applicable in respect of this property. Further details are available on

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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PARKING IN LEYTON  
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request.

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs.