



PER ANNUM

£25,170 Per Annum

Argall Avenue

London, E10 7QE

LOCATION

The Unit is located in the heart of the Argall Industrial Area, one of East London's most established and fast-developing business zones. Situated just off Lea Bridge Road, this area benefits from a unique mix of creative studios, light industrial units, and urban manufacturing spaces, making it a thriving ecosystem for SMEs, makers, and innovators.

Lea Bridge Station is just an 8-minute walk away, offering quick connections to Stratford, Tottenham Hale, and onward links to Central/Victoria/Elizabeth lines.

Proximity to major roads—A12, A406 (North Circular), M11, provides efficient road access across London and beyond

Bus routes (W19, 55) also run nearby along Argall Avenue / Lea Bridge Road

DESCRIPTION

The Unit offers a highly adaptable, well-serviced industrial space within a thriving business community. With strong transport links, versatile layout, and key facilities already in place, it's well suited to a broad range of creative, light-industrial, and logistical uses. The unit has an open plan ground floor with offices situated on the maisonette.

ACCOMMODATION

Gross Internal Area: 1007 Sq ft (98 Sq M)

AMENITIES

Private Entrance

Good Ceiling height

Great transport links

Light Industrial

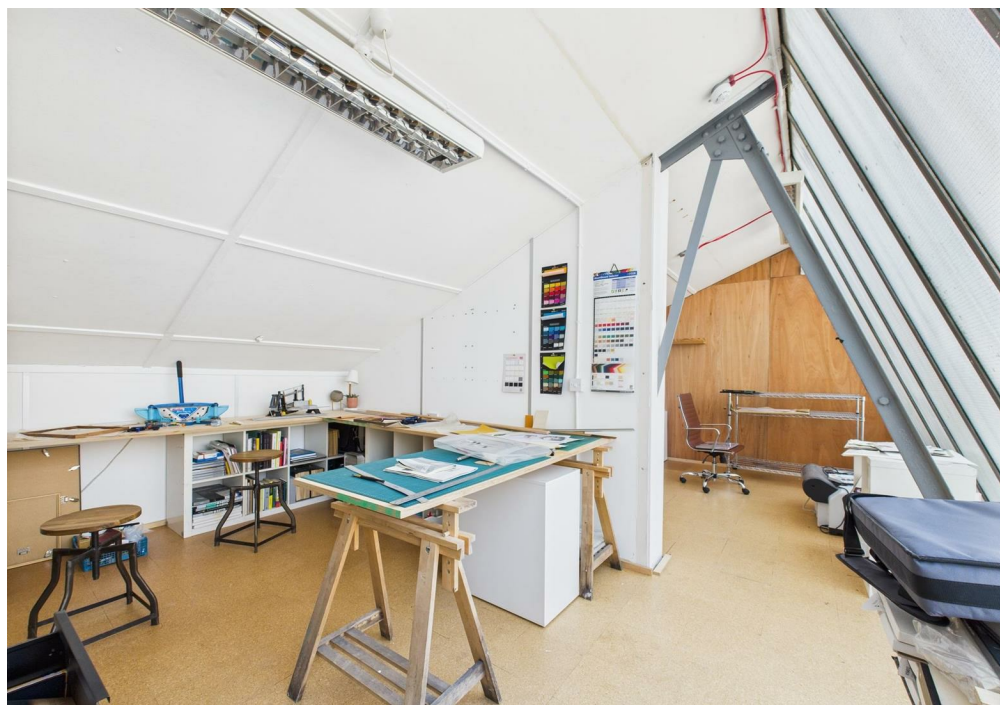
TERMS

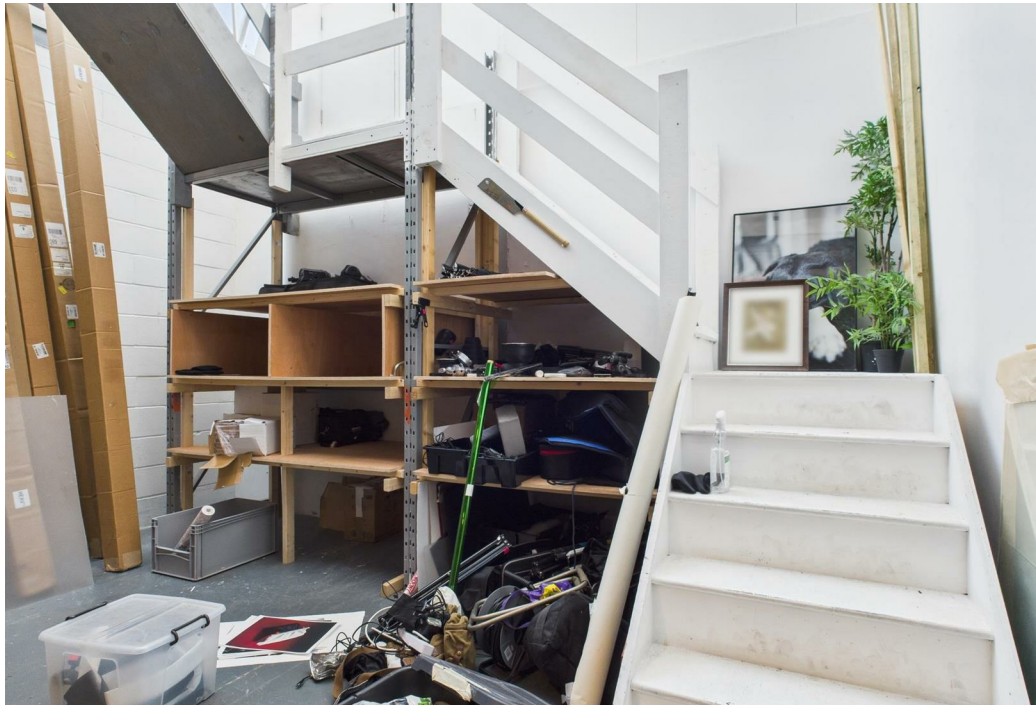
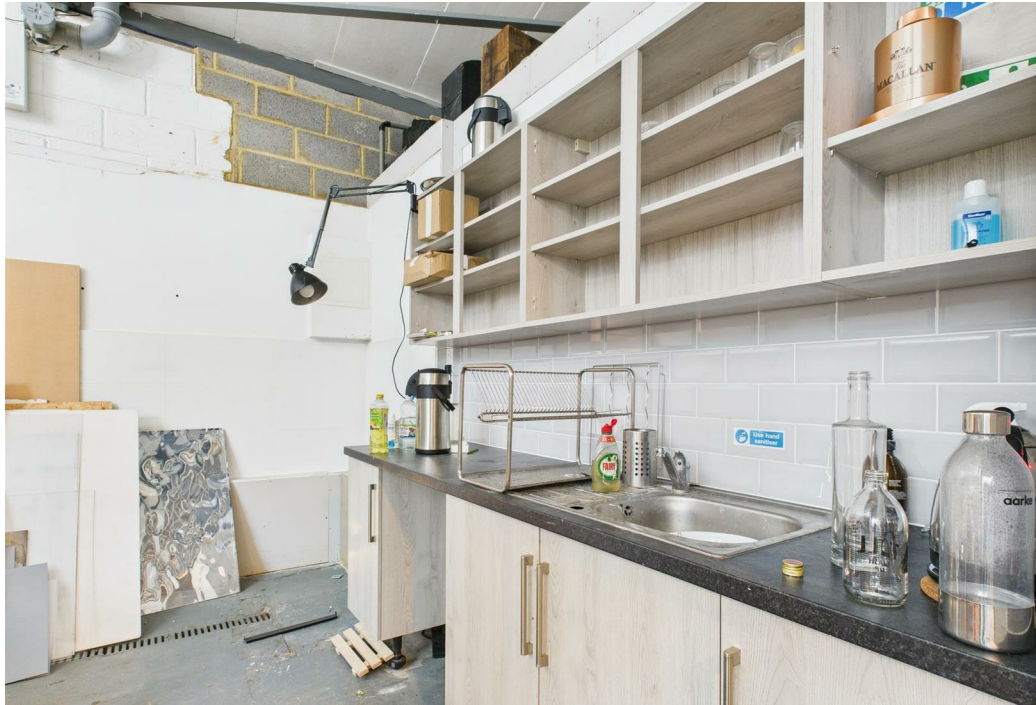
New Lease/New License

Business Rates

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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