

# Unit 14, Leyton Business Centre, Eltoe Road, London, E10

Modern Industrial / Warehouse Unit

- 2,000 Sq.Ft. 185 Sq.M
- 2.5 miles to London City Centre, 1 mile to the A102(M)  
2.5 miles to the M11 Motorway
- Secure large yard for external storage
- Demised car parking, plus visitors car parking
- Established industrial estate
- Eaves height 26ft

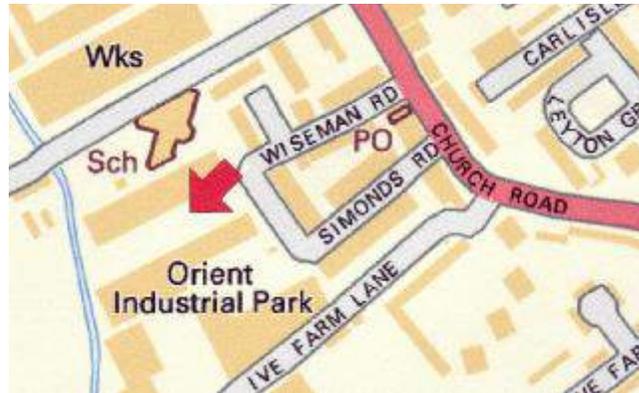
**TO LET**



Unit 14, Leyton Business Centre, Etloe Road, London, E10 7BT

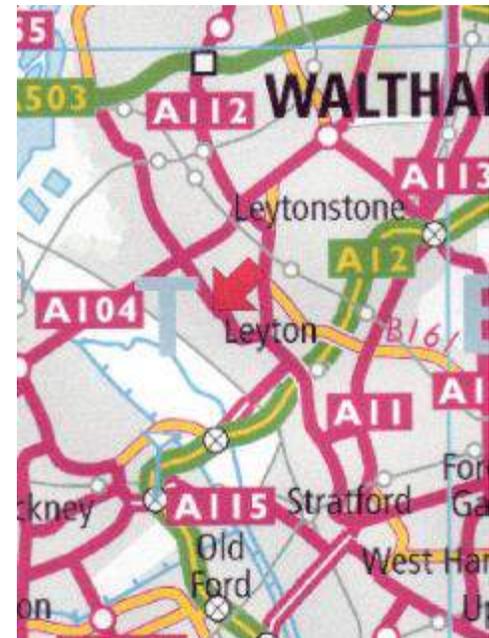
**Location**

The property is situated in an established industrial area about 5.5 miles from London City Centre, and lies approx one mile south from the A102(m), providing excellent access to Central London and to the north via the M11 about 2.5 miles away. The subject property lies directly off Etloe Road which joins the A1006 a sub-arterial road which joins the A104 to the west and the A112 and the A106 to the east.



**Description**

The property is constructed from a steel portal frame which has been clad in brick and blockwork to a height of 2m on the front and rear elevations and the roof is lined and lighted. The unit has one roller shutter door to the front elevation 4m high x 3m wide. The roads and vehicle manoeuvring areas are concrete surfaced and subsidiary parking areas have a tarmacadam surface.



**Accommodation**

	Sq.ft.	Sq.m
Unit	2,000	185

**Lease terms**

Flexible lease terms are available on application

**Viewing**

Internal inspections may be arranged at short notice by appointment. Please call David Kay at Pall Mall Investments on 0208-986-7221

Misrepresentation Act: This card and the descriptions and measurements on it do not form any part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All offices and services are offered subject to availability.

Pall Mall Investments Limited,  
144 Clapton Common,  
London E5 9AG.

info@pallmallinvestments.com  
www.pallmallinvestments.com  
Fax: 020 8985 4917



**020 8986 7221**