



# 12 Rigg Approach

London, England, E10 7QN

**LIGHT INDUSTRIAL UNIT**

For Sale | Guide Price £7,000,000



# Executive Summary



**PROPERTY TYPE**

Industrial



**SIZE**

2,627 sqm/28,276 sqft



**COMMERCIAL / RESIDENTIAL**

Commercial



**CLOSEST TRAIN STATION**

Lea Bridge Road Station





# About

## 12 Rigg Approach

This freehold property comprises a substantial light industrial/warehouse unit currently used as a clothing factory producing high quality garments to established retail brands.

**Ground floor:** Storage areas, large staff canteen, offices, WC facilities, etc.

**First floor:** Further individual offices, storage, showroom, and WC facilities.

### Size/Heights

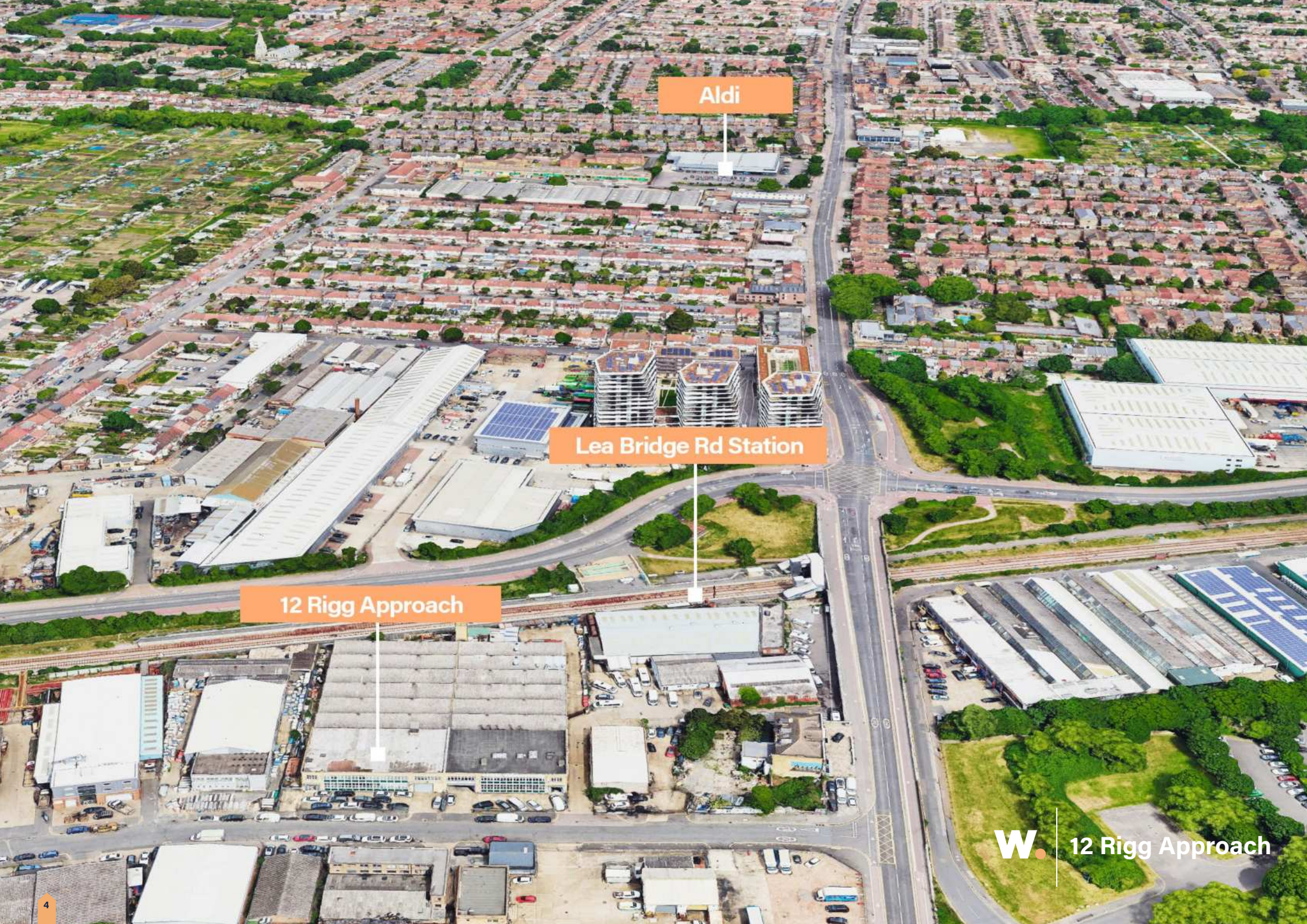
The overall site measures 0.691 acres. Internally, it measures approximately 28,276 sqft/2,627 sqm including 4,992 sqft/467 sqm mezzanine floor. The property benefits from good natural light from roof lights, a front roller shutter door (4.42m width x 4.45m height) and two side roller shutter doors (5.32m width x 3.05m height) + (6.64m width x 4.25m height) and eaves height to the ground floor warehouse of between approximately 4.57m and 6.1m depending on the lighting configuration. Externally there is a front forecourt for parking and side access yard.

Suitable for owner occupation or redevelopment potential (STP). The space is flexible for a variety of light industrial, storage, trade, furniture and production uses. Offered with vacant possession.

Acting as Joint Agents with SMC Brownill Vickers.







Aldi

Lea Bridge Rd Station

12 Rigg Approach

W | 12 Rigg Approach





## Location

The property is prominently located in a well-established industrial area in Leyton with excellent access to the A12, A406, M11, M25 and Central London. Lea Bridge Road Station is less than five minute's walk away. The area also benefits from various eateries, shops and supermarkets including Aldi - all with a short walking distance.

### LOCAL AMENITY (CLOSEST)



Aldi - 0.6 miles

### TRAIN STATION (CLOSEST)



Lea Bridge Road - 0.3 miles







## Further Information:

### TENANCIES:

The unit is owner-occupied

### PROPOSAL:

Guide price £7,000,000

### VAT:

The site is elected for VAT

### VIEWINGS:

Available strictly by appointment only



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