



12 Rigg Approach

London, England, E10 7QN

LIGHT INDUSTRIAL UNIT

To Let | Price £350,000 per annum

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

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: Individual offices, storage, showroom, and WC facilities.

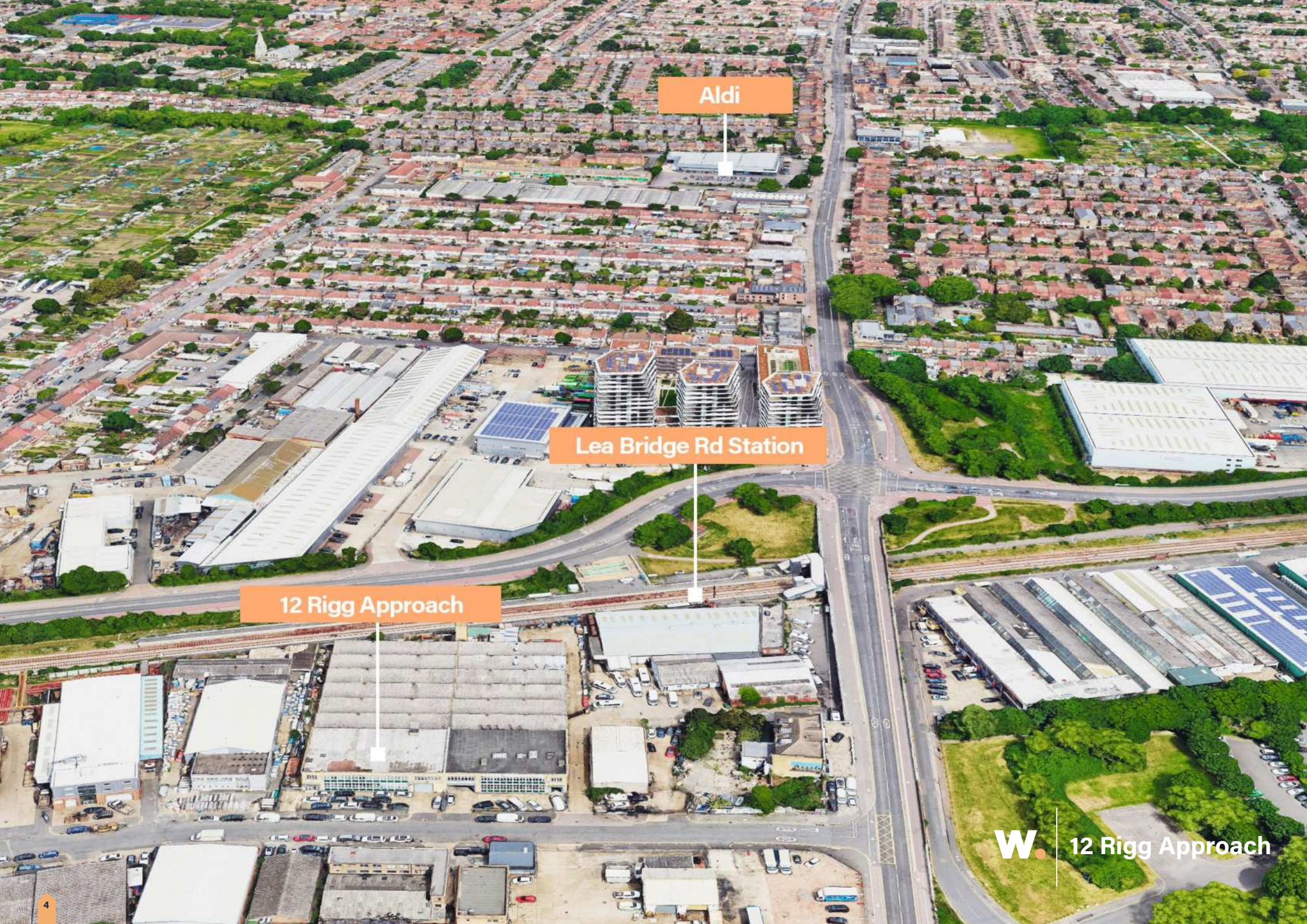
Size/Heights

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. The space is flexible for a variety of light industrial, storage, trade, furniture and production uses.

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 currently owner-occupied.
Lease terms subject to agreement.

VAT:

VAT applies

PROPOSAL:

£350,000 (per annum exclusive)

VIEWINGS:

Available strictly by appointment only



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