



Unit 29, Leyton Business Centre, London, E10 7BT

1,102 sqft light industrial unit situated within Leyton Business Centre – minutes from rail and A12 links

- Spacious Industrial Unit with Roller Shutter Access
- Well Connected Location - Minutes from A12 & A406
- Versatile Layout Ideal for Makers, Light Industry, or Storage
- parking bays on site

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Summary

Available Size	1,102 sq ft
Rent	£29,754 per annum
Rates Payable	£9,481 per annum We recommend ingoing tenants make their own enquiries to the local authority to see further information on relief
Rateable Value	£19,000
Service Charge	£1,525 per annum
VAT	Applicable
EPC Rating	Upon enquiry

Description

Unit 29 offers a clean, functional, and versatile space of approximately 1,102 sq ft, ideally suited for a variety of light industrial or creative uses. The unit comprises a large open-plan floor area, complemented by a dedicated office, kitchenette, WC facilities, and a mezzanine level providing additional flexible workspace or storage. A roller shutter door provides convenient loading access, while the excellent ceiling height and abundant natural light enhance the working environment. The unit presents a modern and well-maintained finish throughout. Occupiers also benefit from gated entry, on-site parking, and 24/7 access, making Unit 29 a highly practical and secure base for logistics, production, or studio-style businesses. Viewings are on an appointment basis only.

Location

Leyton Business Centre occupies a prime position on Etloe Road, just off Church Road (A1006), offering excellent connectivity across East and Central London. The nearby A104, A106 and A12 provide direct routes into the City, while the A406 North Circular and M25 are easily accessible, ensuring smooth travel throughout the capital and beyond. Public transport connections are excellent, with Leyton Underground Station just a short distance away, offering fast Central Line services to the West End and other key destinations.

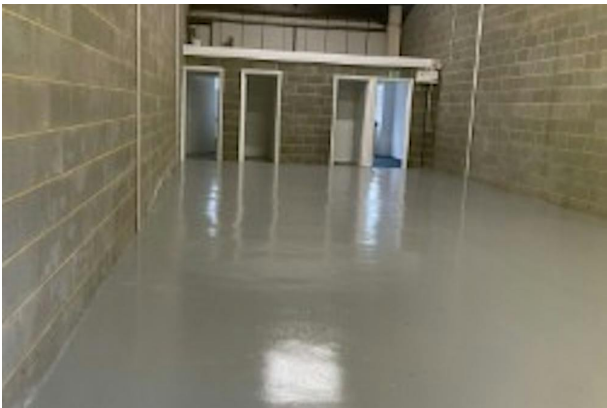
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,102	102.38	Available
Total	1,102	102.38	

Lease

A New Full Repairing and Insuring lease available for a term to be agreed



Viewing & Further Information

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