

# TO LET

6,976 Sq Ft (648.07 Sq M)

- Main Road Frontage
- Good access to the North Circular Road ( A406)
- 6.6m to the apex
- 3.5 m average height in loading bay, Loading door 3.0 x 3.8m
- Average min internal height of 3.3m to trusses.



## Unit 5

Chingford Industrial Centre, Hall Lane, London, E4 8DJ



## LOCATION

- The property is situated on the west side of Hall Lane (A1009) close to its junction with the A406 North Circular Road and Walthamstow Avenue.
- The M11 ( Junction 4 ) is 4 miles to the south with the M25 ( Junction 27 ) a further 5 miles away.
- Local occupiers include Tesla, Chingford Audi , and located on the Cork Tree Retail Park occupiers include Halfords, Pets At Home, Hobbycraft and Decathlon, to name a few.

/// what3words

///upset.sting.fumes

Google Maps

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## DESCRIPTION

- The property comprise a ground floor trade counter/warehouse/industrial unit with offices at ground and first floors.
- The property benefits from forecourt parking and is situated very much in a retail/trade counter environment.
- Local occupiers include Audi, Comet, Hobbycraft and Decathlon and Pets at Home.
- Benefitting from a replacement Kingspan Roof , circa 10 years ago.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £105,000 . Plus VAT

## ACCOMMODATION (Gross Internal Area\*)

Warehouse	441 SQ M	4,747 SQ FT
Loading Bay	27.22 SQ M	293 SQ FT
Ground Floor Offices	76.77 SQ M	826 SQ FT
First Floor Offices	103.12 SQ M	1,110 SQ FT
<b>Total</b>	<b>648.07 SQ M</b>	<b>6,976 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C- 60

Business Rates: Available upon request

## CONTACT:

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