

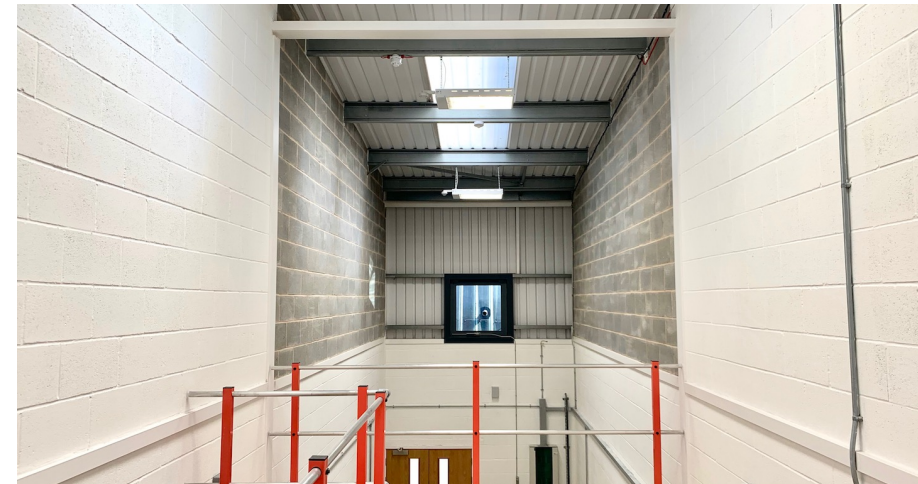
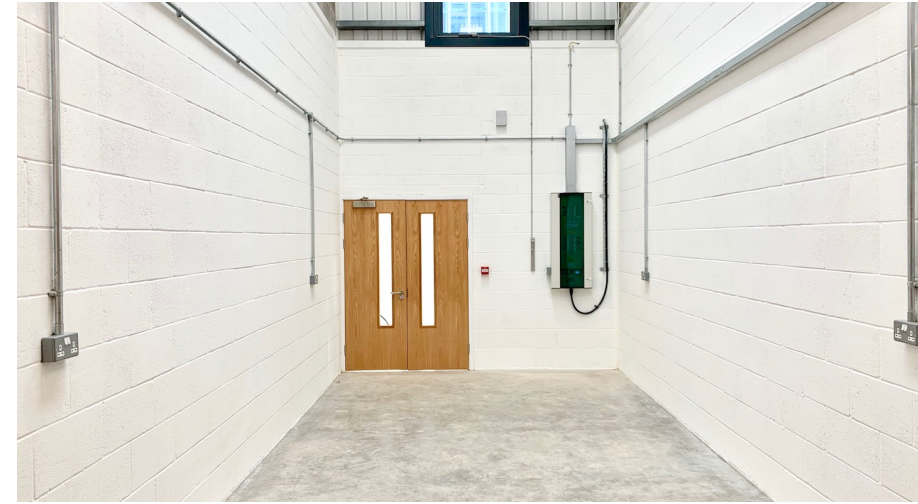
# Unit 46L

Leyton Industrial Village, Leyton  
E10 7QP

UNIT TYPE Studio  
TOTAL AREA 560 Sq Ft / 52 Sq M

RENT £1,167.00 PCM + VAT

Unit forms part of The Mall, constructed in 2019.



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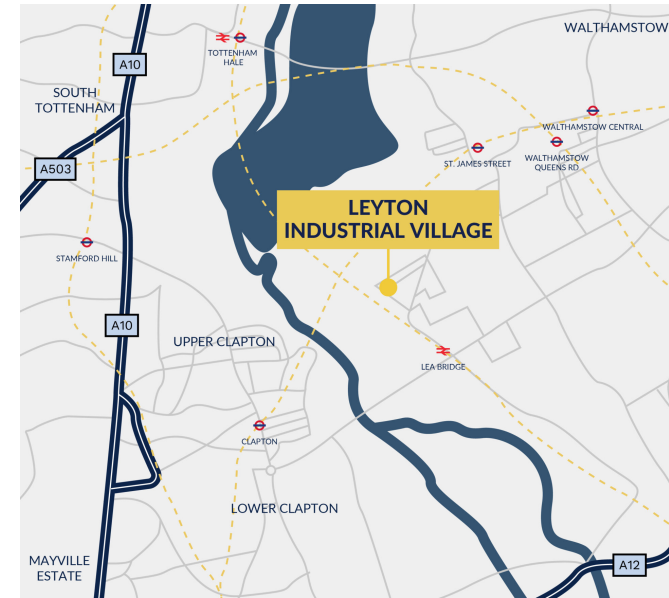
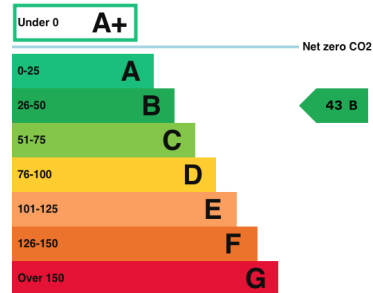
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Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- CCTV
- Energy Efficient Lighting
- Kitchenette
- Parking
- Roof Lights

## EPC RATING



## DESCRIPTION

Unit 46L forms a part of The Mall and was constructed in 2019. The unit benefits from 3 phase power, a mezzanine floor, a kitchenette and great natural light - it would suit a creative use very well.

The estate benefits from good vehicle circulation, an automated gate with access codes, CCTV and a cafe.

## LOCATION

Leyton Industrial Village boasts excellent public transport links. The A12 and A406 are less than 10 minutes away and Lea Bridge National rail station is a short walk away, which offers access to Stratford and Tottenham Hale stations, which are approximately 5 minutes away.

