

# Unit 4

Excalibur Works, Leyton  
E10 7QE

UNIT TYPE Warehouse  
TOTAL AREA 2,204 Sq Ft / 205 Sq M

RENT £3,364.00 PCM + VAT

Unit 4 Excalibur Works benefits from 3 phase power, w/c, kitchenette, office, natural light and a large shutter door.



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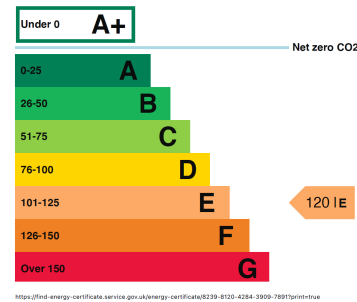
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Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Kitchenette
- Office Space
- Roller Shutter
- WC

## EPC RATING



## DESCRIPTION

Unit 4 Excalibur Works benefits from 3 phase power, w/c, kitchenette, office, natural light and a large shutter door. The building has good access to the A12 (1 mile), which leads to the A406 and M11 approximately 1.5 miles to the north east.

The surrounding area is predominantly industrial and is located within the Argall Business Improvement District. Lea Bridge National Rail Station is a short walk away, offering access to Stratford and Tottenham Hale in approximately 10 minutes.

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**Jon Dedekind**  
+44 (0) 20 7016 1535  
[jdedekind@capitalindustrial.co.uk](mailto:jdedekind@capitalindustrial.co.uk)

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