



GOLDEN BUSINESS PARK

UNIT 4 • ORIENT WAY • LEYTON • LONDON • E10 7FE



TO LET / MAY SELL HIGH QUALITY LOGISTICS UNIT
22,055 SQ FT (2,049 SQ M)



GOLDEN BUSINESS PARK

DESCRIPTION & SPECIFICATION

ACCOMMODATION

THE SITE

AERIAL

LOCATION & ACCESS

LEGALS & CONTACTS

DOWNLOAD

PRINT



DESCRIPTION

The property comprises a semi-detached single storey warehouse, of steel portal frame construction, incorporating first floor office accommodation. Ample parking and loading provision are provided to the front and side of the unit.

SPECIFICATION



Semi-detached warehouse unit



Eaves height of 7.4m



6 level access loading doors



Open plan office accommodation



Parking to the southern end of the building



50Kn/sq m floor loading



Secure site



Dual loading on two elevations



GOLDEN BUSINESS PARK

DESCRIPTION & SPECIFICATION

ACCOMMODATION

THE SITE

AERIAL

LOCATION & ACCESS

LEGALS & CONTACTS

DOWNLOAD

PRINT



ACCOMMODATION

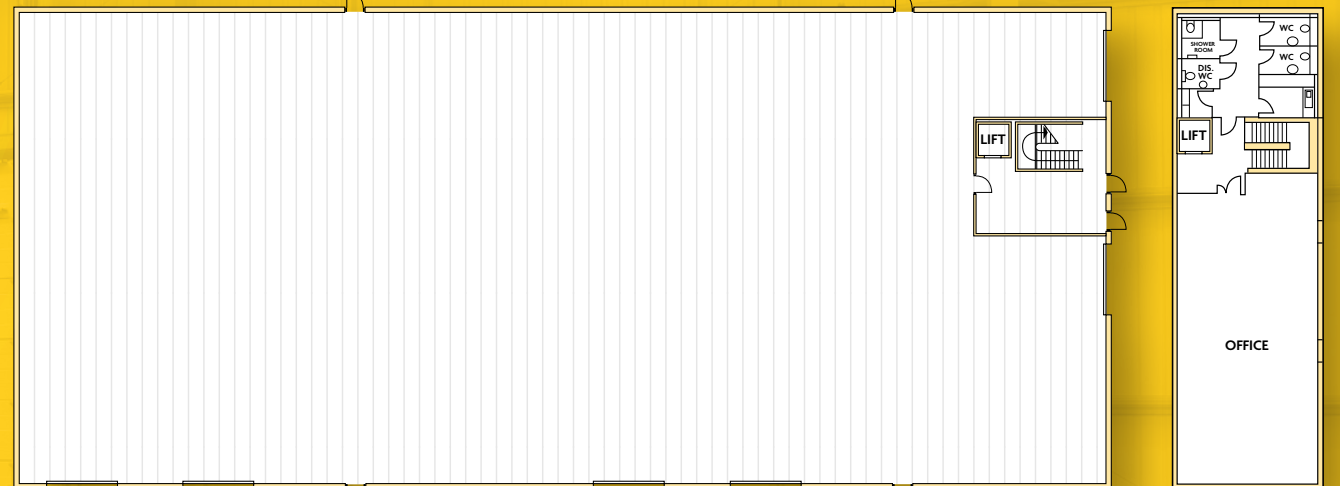
	sq ft	sq m
Ground Floor Warehouse	19,261	1,789
Ground Floor Office	557	52
First Floor Office	2,237	208
TOTAL AREA (GEA)	22,055	2049

All areas are measured on an approximate Gross external Basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

Property will be available by way of a new FRI lease.

UNIT 4 FLOOR PLAN



GROUND FLOOR

FIRST FLOOR



GOLDEN BUSINESS PARK

DESCRIPTION & SPECIFICATION

ACCOMMODATION

THE SITE

AERIAL

LOCATION & ACCESS

LEGALS & CONTACTS

DOWNLOAD

PRINT

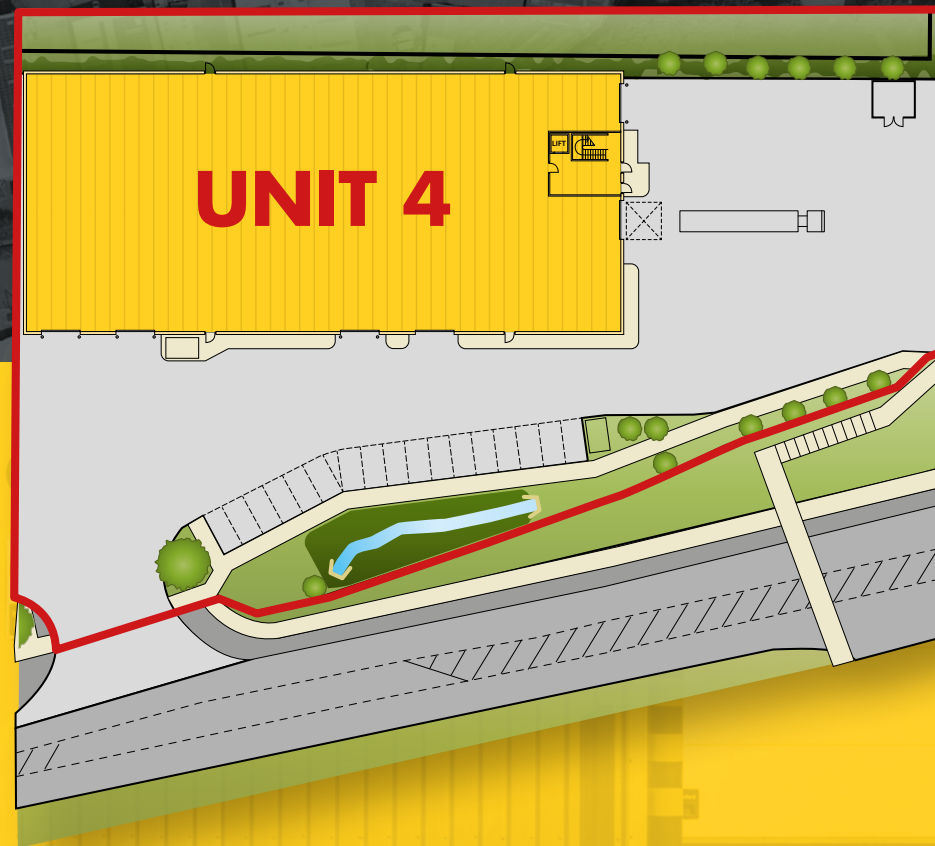


SITE

The total site area extends to approximately 1.14 acres (0.46 hectares).

PLANNING

Full detailed planning permission for B1, B2 and B8 uses.





GOLDEN BUSINESS PARK

DESCRIPTION & SPECIFICATION

ACCOMMODATION

THE SITE

AERIAL

LOCATION & ACCESS

LEGALS & CONTACTS

DOWNLOAD

PRINT





GOLDEN BUSINESS PARK

DESCRIPTION & SPECIFICATION

ACCOMMODATION

THE SITE

AERIAL

LOCATION & ACCESS

LEGALS & CONTACTS

DOWNLOAD

PRINT



ACCESS & COMMUNICATIONS

The property is situated on Golden Business Park, at the intersection of Orient Way and the A104.

Drive time destinations:

BY ROAD	
A12	1.8 miles 5 mins
A10	2.1 miles 5 mins
A406 (North Circular)	3 miles 10 mins
M11 (J4)	4.3 miles 15 mins
M25 (J27)	11 miles 25 mins
City of London	6 miles 20 mins
BY UNDERGROUND	
Leyton (Central Line)	1.5 miles
Walthamstow Central (Victoria Line)	2.0 miles
BY RAIL	
Lea Bridge	300 yards
Stratford International Train Station	2.5 miles
BY AIR	
London City	18 minutes
Stansted	35 minutes

LOCATION

The property occupies one of the best connected locations servicing East London.



Central London in less than 20 minutes



5 mins drive time to A10 and A12



2 underground stations - Leyton and Walthamstow within 2 miles



18 mins drive time to London City and 35 mins to London Stansted Airports



Stratford International Station (Crossrail) within 2.5 miles



GOLDEN BUSINESS PARK

DESCRIPTION & SPECIFICATION

ACCOMMODATION

THE SITE

AERIAL

LOCATION & ACCESS

LEGALS & CONTACTS

DOWNLOAD

PRINT



VAT

All prices and terms quoted are exclusive of Value Added Tax (VAT) and Stamp Duty Land Tax (SDLT).

EPC

The property has an EPC target B (currently at C). Further information is available on request.

RENT

Available upon request.

BUSINESS RATES

The property has a rateable value as entered in the 2017 list of £215,000.

LEGAL COSTS

Each party are responsible for their own legal costs in any transaction.

Cushman & Wakefield and Glenny for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (ii) Cushman & Wakefield and Glenny cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) No employee of Cushman & Wakefield and Glenny has any authority to make or give any representations or warranty or enter into any contract whatever in relation to this property. (iv) Rents quoted in these particulars may be subject to VAT in addition; and (v) Cushman & Wakefield and Glenny will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. January 2023
Designed & Produced by Creativeworld Tel: 01282 858200.

ALL ENQUIRIES

For further information please contact the letting agents.

020 8591 6671
GLENNY.CO.UK

Nowsher Alam
07827 368558
n.alam@glenny.co.uk

Peter Higgins
07900 990 805
p.higgins@glenny.co.uk

020 7935 5000
cushmanwakefield.co.uk

Patrick Mooney
07920 451 369
patrick.mooney@cushwake.com

Chris Knight
07872 822 528
chris.c.knight@cushwake.com

LONDONMETRIC
PROPERTY PLC

