





Units 6 & 8 Leyton Studios, 15 Argall Avenue, London E10 7QE


Creative industrial / studio units to let

UNIT 6
893 sq ft (82.96 m ²)
£1,484 pcm + VAT

UNIT 8
5,166 sq ft (479.94 m ²)
£5,000 pcm + VAT


 **2 units**
available


 **3-phase**
power

 **Electric**
shutters

 **WC & kitchen**
facilities

 **Secure**
development

 **3 loading**
bays

 **7 parking**
first come
basis

THE OPPORTUNITY

Two creative industrial units within Leyton Studios

LOCATION

The property is situated at Leyton Studios, 15 Argall Avenue, London E10 7QE, within the established Argall Avenue industrial area. The estate is home to a number of businesses operating in the creative industries and provides excellent access across East London and beyond. The A12 and A406 are less than 10 minutes away, and Lea Bridge Station provides nearby national rail services.

DESCRIPTION

Two units are available within this secure development, suited to arts, studio, creative production, workshop and light industrial occupiers. Both units benefit from electric roller shutters, 3-phase power, WC and kitchenette facilities, making them well placed for a range of occupiers seeking flexible space in a creative-industrial environment.



UNIT 6

893 sq ft
(82.96 m²)



UNIT 8

5,166 sq ft
(479.94 m²)



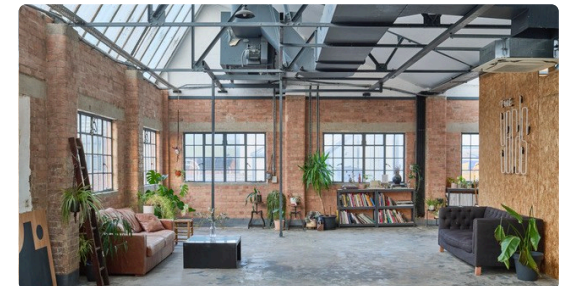
PARKING

7 spaces
first come, first served



UNITS AVAILABLE

2
let separately



TWO CREATIVE / INDUSTRIAL UNITS TO LET

SPECIFICATION & HIGHLIGHTS

Flexible workspace within a creative-industrial setting



01

SPACE & USE

- Suitable for arts and creative users
- Studio / workshop / production space
- Flexible layouts
- Open-plan accommodation
- Established creative environment



02

BUILDING FEATURES

- 3-phase power
- Electric roller shutters
- Kitchenette facilities in both units
- WC facilities in both units
- Secure development



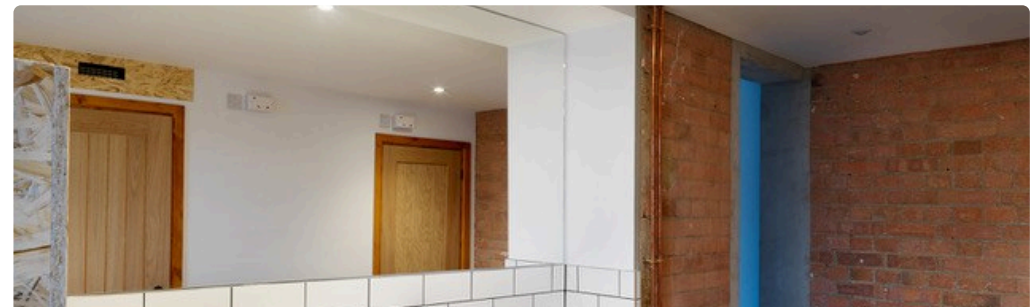
03

CONNECTIVITY

- Located on Argall Avenue, London E10
- A12 and A406 less than 10 minutes away
- Lea Bridge Station nearby
- Good access across East London
- **7 parking spaces, first come, first served**



Unit 8 — kitchen / amenity area
Bar and coffee station with stool seating



Unit 8 — washroom
Modern fit-out with twin basins and exposed brick

TWO CREATIVE / INDUSTRIAL UNITS TO LET

AVAILABILITY SCHEDULE

Two units available at Leyton Studios

Unit	Area sq ft	Area m ²	Rent pcm + VAT	Rent pa	RV	Rates payable
Unit 6	893	82.96	£1,484	£17,808	£16,750	£8,148
Unit 8	5,166	479.94	£5,000	£60,000	£38,500	£19,248

£

Quoted rents are inclusive of service charge and exclusive of services.

VAT

VAT is applicable on the rent.



Units may be let separately.



UNIT 6 RENT

£1,484 pcm + VAT



UNIT 8 RENT

£5,000 pcm + VAT



DEPOSIT

2 months' rent

GALLERY — UNIT 6

Compact creative / industrial accommodation



Unit 6 frontage
Electric shutter access



Studio / workshop space
Open-plan accommodation



WC facilities
Modern fit-out



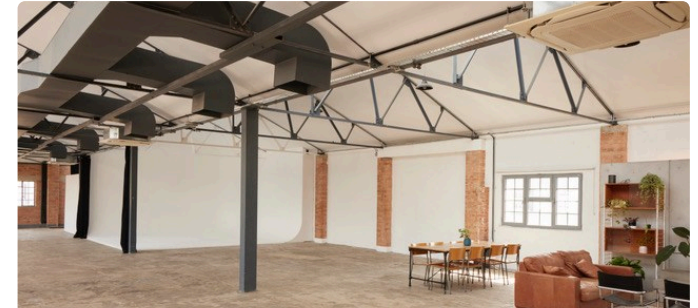
Kitchen / ancillary area
Useful supporting space

GALLERY — UNIT 8

Creative studio / production environment



Unit 8 — open-plan studio



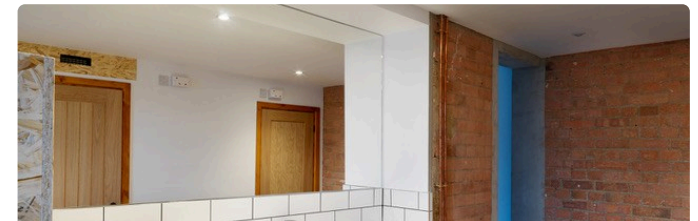
Unit 8 — production area



Unit 8 — make-up / dressing area



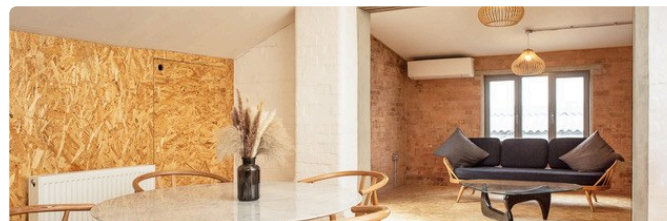
Unit 8 — breakout lounge



Unit 8 — washroom / amenity area



Unit 8 — mezzanine / upper area



Unit 8 — meeting / breakout area

TERMS & FURTHER INFORMATION

Practical details of the letting



LEASE TERMS

New lease(s) available on terms to be agreed.



RENT

Unit 6: £1,484 pcm + VAT (£17,808 pa).

Unit 8: £5,000 pcm + VAT (£60,000 pa).

Quoted rents are inclusive of service charge and exclusive of services.



RENT DEPOSIT

A rent deposit equivalent to 2 months' rent is required.



AML / KYC CHECKS

Under Anti-Money Laundering Regulations, proposed tenants may be required to provide satisfactory identification, proof of address and company information before solicitors are instructed. A charge of £350 + VAT may be payable to Countrywide Commercial for the necessary AML / KYC checks.



VIEWINGS

Strictly by appointment via sole agents Countrywide Commercial.



BUSINESS RATES

Unit 6: RV £16,750 with rates payable c. £8,148 pa.

Unit 8: RV £38,500 with rates payable c. £19,248 pa.

Interested parties should verify liability with the local authority.



USE

Suited to arts and creative users, studio, workshop, production and compatible light industrial occupiers, subject to occupier requirements and any necessary consents.



VAT & SERVICES

VAT is applicable. Services / utilities are excluded from the rent.



SOLE AGENT

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