



Unit 4 Excalibur works, Argall Avenue, London, E10 7QE

Modern 2,204 sqft light industrial unit with roller shutter, office, and parking in Leyton's Argall Avenue – minutes from rail and A12 links

- Spacious Industrial Unit with Excellent Natural Light & Roller Shutter Access
- Well Connected Location – Minutes from Lea Bridge Station & A12
- Secure Argall Avenue Estate with On-Site Parking & 24/7 Access
- Versatile Layout Ideal for Makers, Light Industry, or Storage

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Summary

Available Size	2,204 sq ft
Rent	£40,367 per annum
Rates Payable	£9,855.25 per annum We recommend ingoing tenants make their own enquiries to the local authority
Rateable Value	£19,750
Service Charge	£2,736 per annum Approximate charge based on this years budget
VAT	Applicable
EPC Rating	E (I20)

Description

Unit 4 Excalibur Works presents a clean, functional, and adaptable space of approximately 2,204 sq ft, ideal for a range of light industrial or creative uses. The unit features a large open-plan floor area, complemented by a dedicated office, kitchenette, and WC facilities. An electric roller shutter provides access for loading, while excellent ceiling height, natural light, and three-phase power enhance the unit. Occupiers also benefit from secure gated entry, on-site parking, and 24/7 access, making this a highly practical base for businesses.

Location

Located within Leyton’s dynamic Argall Avenue industrial area, Unit 4 Excalibur Works is ideally positioned for businesses seeking strong connectivity and a vibrant working environment. The area is home to a growing community of industrial, creative, and manufacturing occupiers. Lea Bridge Station is just a short walk away, providing regular services to Stratford and Tottenham Hale, with links to the Central, Victoria, and Elizabeth lines. Nearby arterial routes including the A12, A406 (North Circular), and M11 offer excellent road access across London and beyond.

Accommodation

The accommodation comprises the following areas:

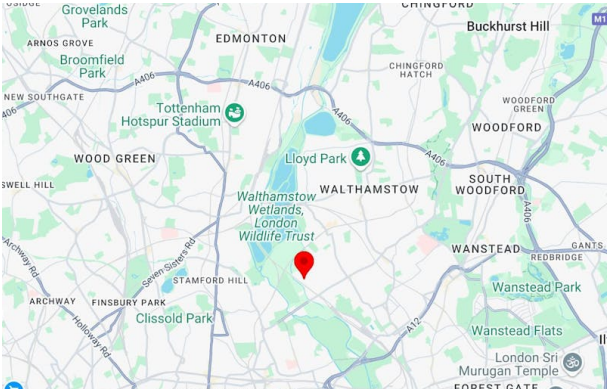
Description	sq ft	sq m
Ground floor area	2,204	204.76
Total	2,204	204.76

Lease terms

A new FRI lease for a term to be agreed

Legal Costs

Each Party to bear their own legal costs in the transaction



Viewing & Further Information

Nick Robinson MRICS
020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

Latif Acisu
020 8221 9614 | 07487216389
latif.acisu@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

Burrows House, 415 High Street, London, E15 4QZ

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