

Ref: F9

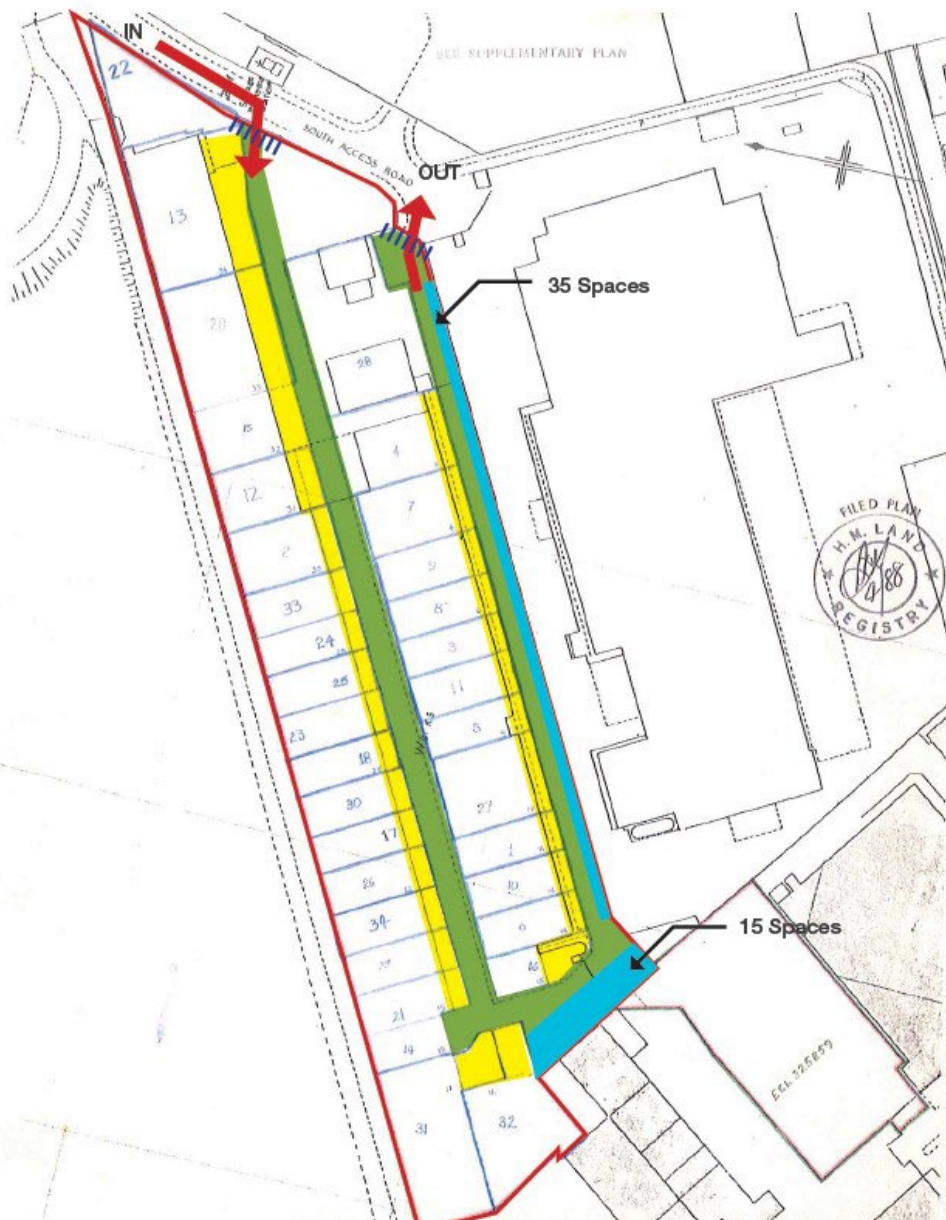
FOR SALE

Head Lease with 88 years unexpired



Forest Business Park, Argall Avenue, Leyton, London, E10 7FB

LOCATION: The property is situated in Forest Business Park, off of Argall Avenue, Leyton. Argall Avenue is accessed via Argall Way which in turn joins up to Lea Bridge train station and Lea Bridge Road (A104). Directly off of Lea Bridge Road, Orient Way provides access indirectly to the A12 New Road for which you get in and out of the City and West End, and to the North Circular and M25.



DESCRIPTION: The head lease comprises of a large industrial estate in Leyton with 35 individual long leaseholders and the freehold owned by the London Borough of Waltham Forest. There is no ground rent payable by the leaseholders and the head lease has approximately 88 years left to run.

The head lessee insures and appoints a managing agent for the site. The property is offered for sale on a long leasehold basis and the buying party will need to prove that they have the financial means to satisfy the freeholder's requirements and obligations, so new companies and SPVs will not be successful without guarantees.

****Please note the directors have an interest in this property****

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **LARGE INDUSTRIAL ESTATE IN LEYTON**
- **LONG LEASEHOLD BASIS**
- **APPROXIMATELY 88 YEARS LEFT TO RUN ON HEAD LEASE**

PRICE: £125,000

SERVICE CHARGE Paid by the leaseholders

RATES PAYABLE: Not applicable.

EPC RATING: Not applicable.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS: To be paid by the buyer

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Via Sole agents

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.