



**COPPARD HOUSE
OFFICES TO LET**

**33 SKELTONS LANE
LEYTON
E10 5BT**

**1,799 – 3,605 sq.ft.
(167.13 sq.m. – 334.91 sq.m.)**

These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

The property is directly accessed via a shared service road from Skeltons Lane which in turn is close to its junction with A112 Leyton High Road. The A12 Arterial route is located approximately 1 mile south of the property providing direct access to A102M Blackwall Tunnel whilst linking the M11 and A13 in the east.

Leyton Midland Overground station is approximately a quarter of a mile from the property with Leyton Underground (Central Line Zone 3) station being approximately 1 mile from Skeltons Lane.

Accommodation

Available accommodation comprises of the entire first and second floors of a 3x storey building constructed in 1990. Each floor is mainly laid out as open plan with a single private office, kitchen and WC facilities and is in very good decorative order with the following approximate floor areas:

Floor	Sq.ft.	Sq.m.
Second	1,806	167.78
First	1,799	167.13
Total	3,605	334.91

Quoted floor areas are provided by the Landlord on a Gross internal basis

The floors are available together or separately.



Terms

Tenure

The premises are immediately available by way of a new lease(s) directly from the Freeholder on terms to be agreed subject to periodic rent reviews where necessary. Rent on application.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business rates

To be confirmed.

Service charge and Building insurance

To be confirmed.

Legal costs

The incoming Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

EPC

89D

Consumer Protection & Money Laundering Regulations

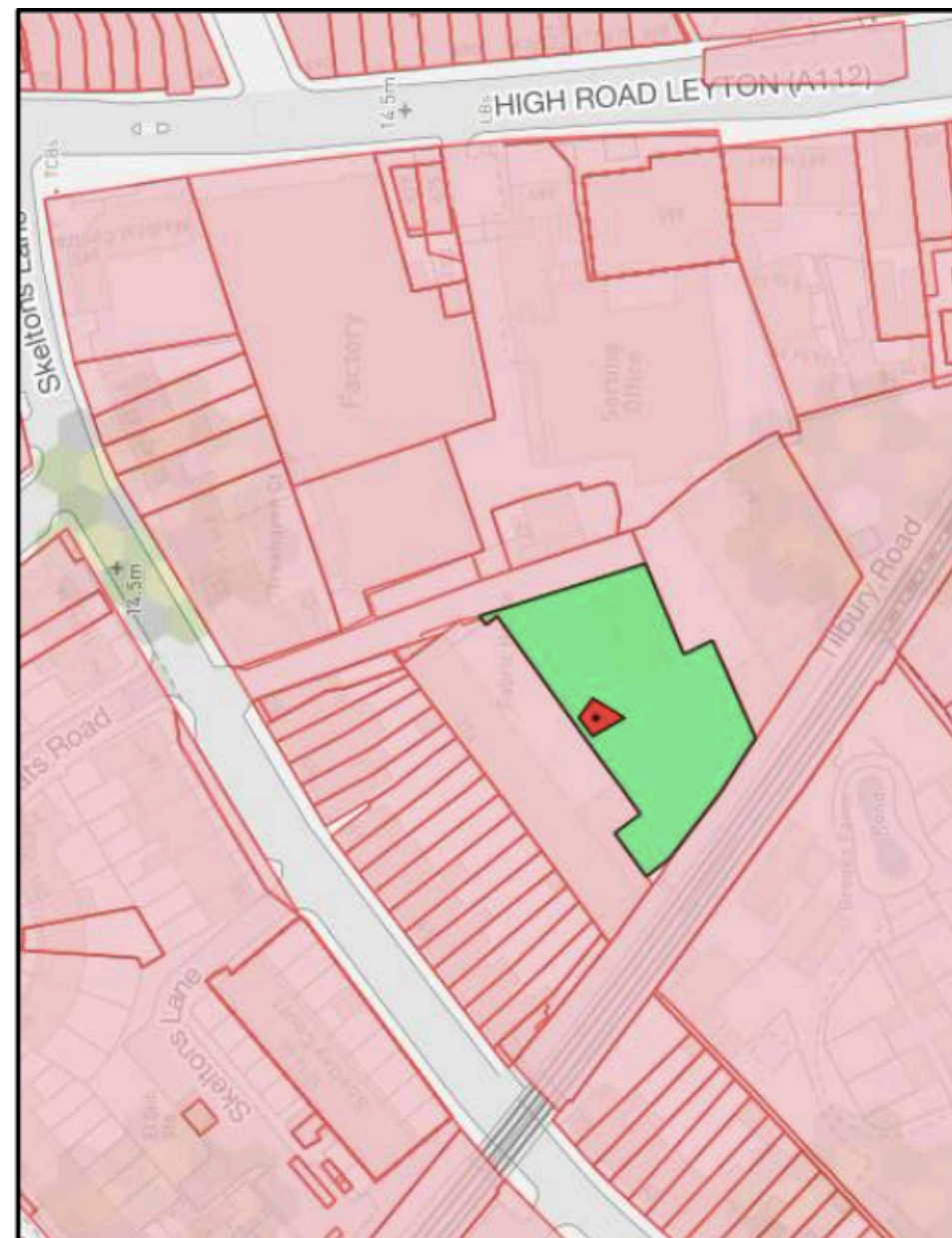
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior arrangement via agents as above.



ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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2nd (top) floor

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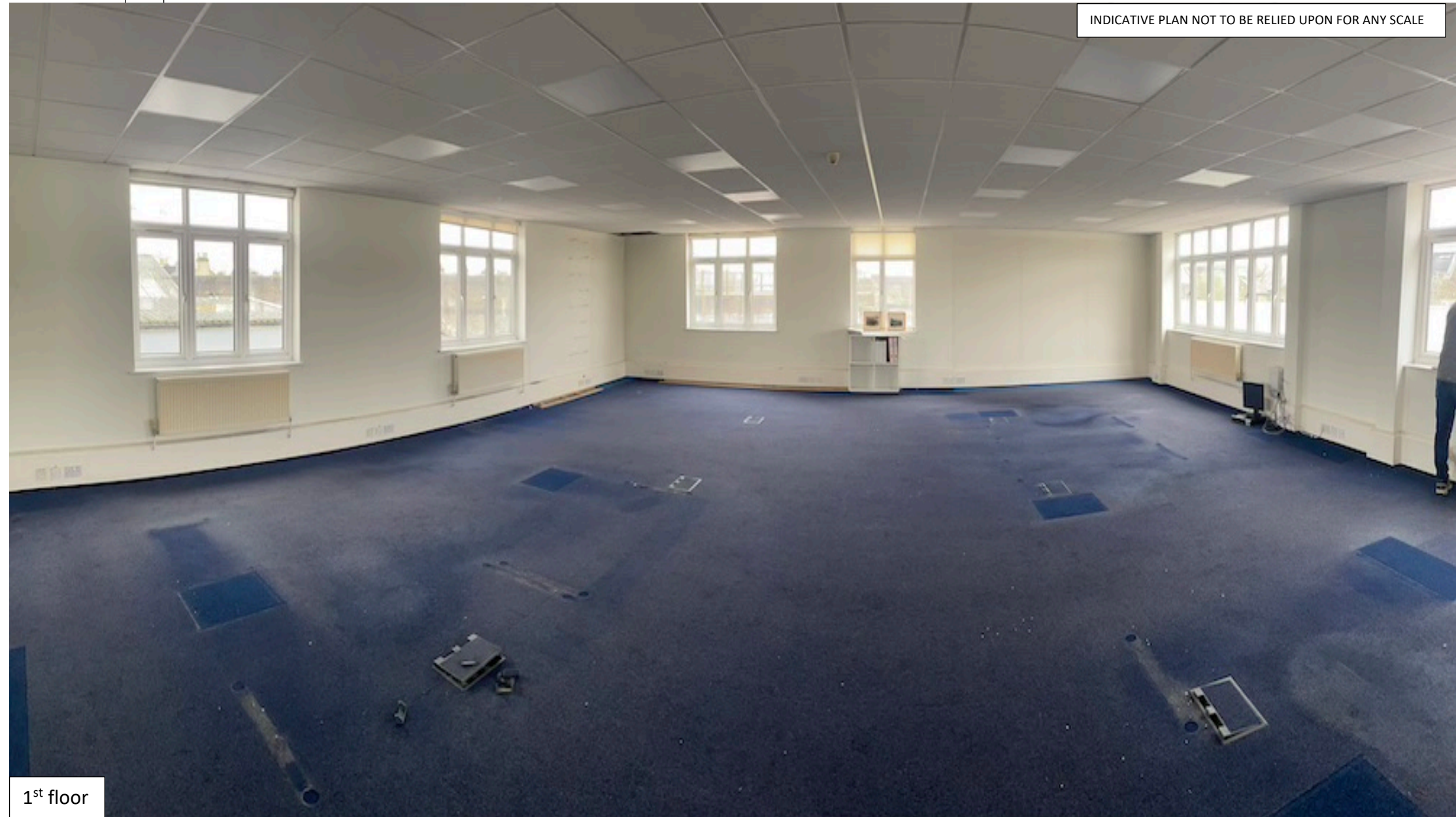
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INDICATIVE PLAN NOT TO BE RELIED UPON FOR ANY SCALE



1st floor