

# LEYTON LOGISTICS HUB

## To Let

6,319 Sq Ft - 65,843 Sq Ft

Delivering a Total Footprint of 206,800 Sq Ft

11 Urban Logistics Units

## Under Construction

LEYTON | LONDON | ZONE 3 | E10 7JN



# Unlock Last-Mile Power in Inner North-East London's Fastest Growing Hub

Leyton Logistics Hub is an 8.1 acre site in Leyton, Zone 3. A prime last-mile logistics site offering bespoke, high-spec solutions for distributors and SMEs scaling online and urban delivery operations.

With excellent road, overground, tube, and cycling links further into Central London, this site will provide much needed warehouse space in what is becoming increasingly rare for such centrally located areas.

The scheme will be BREEAM Outstanding and Net Zero Carbon. Redefining what 'Grade A' urban logistics means, with bold aspirations and market-leading ESG standards at the core of the scheme.

Junction 27 of  
the M25 only 10 miles



2.5 Miles [to/from]  
the North Circular Road



Net zero carbon  
in operation



Ideal for logistics, distribution  
and trade counter occupiers



Ideally situated for occupiers  
seeking to service east and  
central London



Less than a mile  
from Lea Bridge Station



# High-Spec Units in a Strategic Inner North-East London Location

Leyton Logistics Hub brings 11 highly specified urban logistics units to a prime Zone 3 location. Designed with last-mile occupiers in mind, the site features a range of unit sizes from 6,319 to 65,843 sq ft each with power capacity to meet modern demands and excellent loading provisions.

With EPC A+ and BREEAM Outstanding targeted, the scheme delivers future-proofed logistics space in one of Inner North-East London's most strategically connected and supply-constrained submarkets.



1.7 MVA  
Power Supply  
Across the Site



2 x Dock Doors  
Across Unit 1 & 2



50 kN/SQM  
Floor Loading



16m - 32m  
Yard Depths



Allocated  
Parking Spaces at  
Each Unit



Open Plan Offices  
with Raised Access  
Floor



Level Access  
Loading Doors



Cooling/Heating  
in Offices



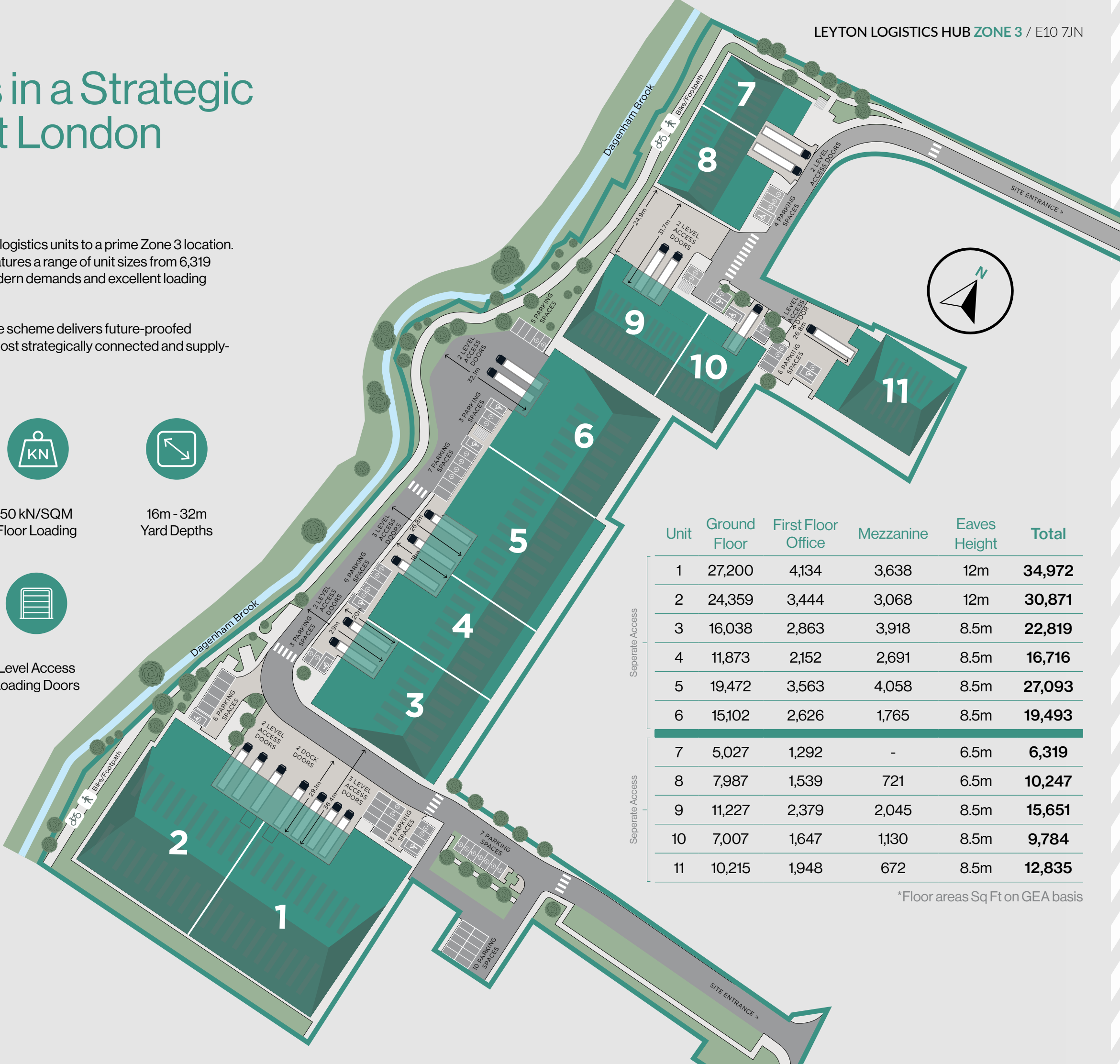
Cycle  
Storage



High Speed  
Fibre Broadband  
(up to 1GBPS)



EV  
Charging



# A Bold New Chapter in Urban Logistics



# A Smarter Footprint for a Cleaner London



Landscaped Environment  
Promoting Biodiversity



Targeting  
BREEAM Outstanding



Recycled Materials  
During Construction



10%  
Roof Lights



Targeting  
EPC A+



Active EV Chargers  
Passive EV Chargers



Net Zero Carbon  
In Operation



100%  
LED Lighting



Energy Saving  
PV Panels



Green Walls

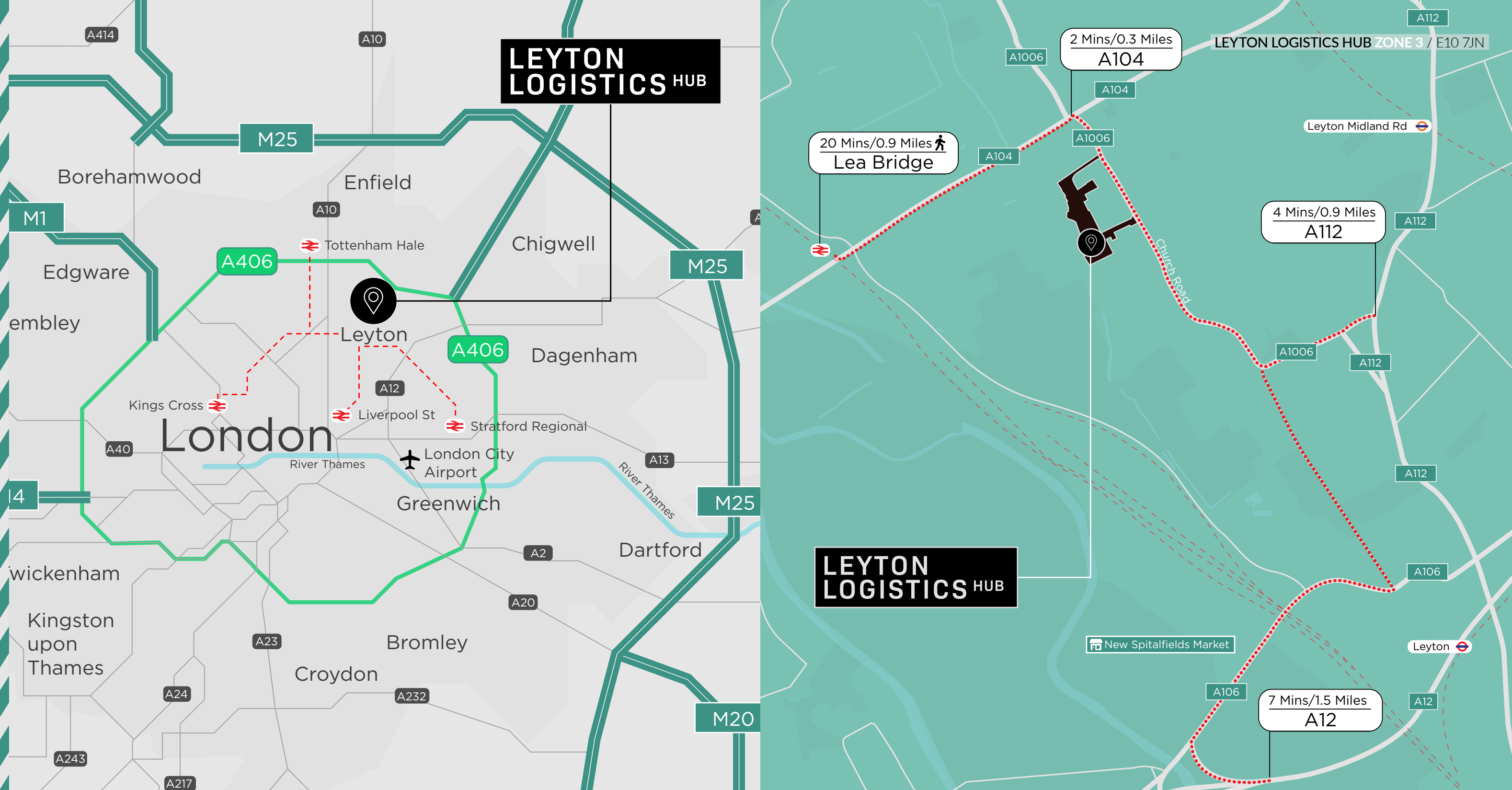


Green Roofs



# Designed for Distributors. Built for the Future.





| Roads               | Miles | Drive Time |
|---------------------|-------|------------|
| A12                 | 1.5   | 7 mins     |
| A406 North Circular | 2.5   | 10 mins    |
| A10                 | 3.2   | 15 mins    |
| M11 J4              | 6     | 16 mins    |
| M25 J27             | 10    | 20 mins    |
| M1 J1               | 13    | 30 mins    |

| Locations      | Miles | Drive Time |
|----------------|-------|------------|
| Walthamstow    | 2.5   | 12 mins    |
| City of London | 7.5   | 35 mins    |
| West End       | 11    | 40 mins    |

| Rail               | Journey time from site |
|--------------------|------------------------|
| Lea Bridge         | 4 mins                 |
| Leyton Midland Rd  | 4 mins                 |
| Leyton             | 8 mins                 |
| Tottenham Hale     | 10 mins                |
| Stratford Regional | 10 mins                |
| Canary Wharf       | 16 mins                |

| Rail             | Journey time |
|------------------|--------------|
| Kings Cross      | 24 mins      |
| Liverpool Street | 25 mins      |
| Bond Street      | 35 mins      |

| Airport     | Miles | Drive time   |
|-------------|-------|--------------|
| London City | 8.4   | 20 mins      |
| Stansted    | 28    | 35 mins      |
| Luton       | 40    | 1 hr 5 mins  |
| Heathrow    | 30    | 1 hr 15 mins |

# Further Information

For further information or to arrange an inspection, please do not hesitate to contact:

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