



Unit 24 - Hainault Road, The Sidings, London, E11 1HD

921 sqft light industrial unit situated in Leyton – minutes from rail and A12 links

- Well Connected Location - Minutes from A12 & A406
- Newly refurbished
- Loading area / Parking facilities
- Versatile Layout Ideal for Light Industry or Storage

Unit 24 - Hainault Road, The Sidings, London, E11 1HD

Summary

Available Size	921 sq ft
Rent	£25,000 per annum
Rates Payable	£8,233.50 per annum
Rateable Value	£16,500
EPC Rating	Upon enquiry

Description

Unit 24 offers a clean, functional and versatile commercial space extending to approximately 921 sq ft, ideally suited to a variety of light industrial, storage, workshop or creative studio uses. The unit comprises a spacious open-plan floor area together with dedicated WC facilities, providing a practical and efficient working environment for a range of occupiers. A full-height sliding shutter door provides convenient loading and vehicular access, while the generous ceiling height and excellent levels of natural light create a bright and comfortable workspace throughout. The premises have recently been refurbished and benefit from a modern, well-maintained finish, ready for immediate occupation. Occupiers also benefit from on-site parking and convenience of being located within an established industrial estate, making Unit 24 an ideal base for logistics, production, trade counter or studio-style businesses. Viewings are strictly by appointment only.

Location

Located in the established Siding Industrial Park on Hainault Road, Leyton, Unit 24 benefits from excellent connectivity across East and Central London. The property offers easy access to the A12, A406, M11 and M25, with convenient links to the City, Canary Wharf and Stratford. London Overground services are within walking distance at Leyton Midland Road Station, while Leytonstone Underground Station provides fast Central Line connections to key business districts. The area also benefits from a range of local amenities and nearby green spaces, making Unit 24 an attractive and well-connected location for a variety of commercial occupiers.

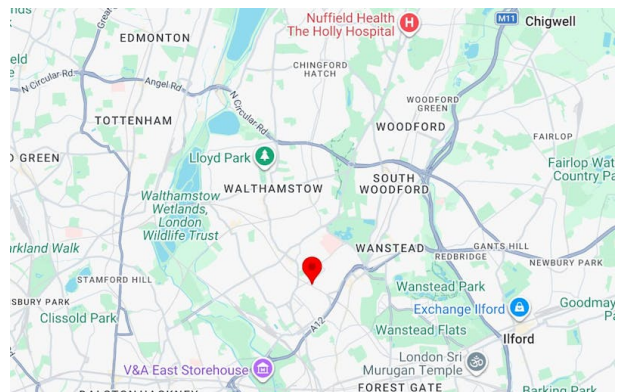
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	921	85.56	Available
Total	921	85.56	

Legal Cost

The ingoing tenant is to be responsible for the landlords surveyor and legal fees. Legal fees expected to be £2,800 (No VAT) Surveyor fees are £750 + VAT



Viewing & Further Information

Latif Acisu

020 8221 9614 | 07487216389

latif.acisu@dobbinandsullivan.com

More properties @ [dobbinandsullivan.com](https://www.dobbinandsullivan.com)

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

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 02/06/2026