

MOTION

LEA BRIDGE LONDON E10

COMMERCIAL USE CLASS E OPPORTUNITY
NOW AVAILABLE



LEA BRIDGE ROAD, E10 7NU
LONDON



ALL ENQUIRIES
020 8520 9911





LOCATION

LEA BRIDGE IS AN AREA OF NORTH EAST LONDON, FIVE MILES FROM THE CITY.

It is on the rail network, with regular trains from the newly rebuilt Lea Bridge Station to London Liverpool Street taking 25 minutes. It's also just six minutes by train to Stratford, with the Queen Elizabeth Olympic Park and Westfield Shopping Centre.

As well as its fast connections into central London, Lea Bridge is close to huge expanses of green space. Lee Valley Park is just a few minutes' walk away, which leads to Hackney Marshes to the south. The River Lea winds its way through this green space, while the cycle paths and pedestrianised routes offer many ways to get around the area. And with the bars, art, music and entertainment of East London to explore, Lea Bridge is becoming a popular new residential area.

ON FOOT



- 2 MINS**
Lea Bridge Rail Station
- 6 MINS**
Aldi Supermarket
- 13 MINS**
Lee Valley Park
- 19 MINS**
Hackney Marshes

BY BIKE



- 8 MINS**
St James Street Overground Station
- 9 MINS**
Walthamstow Central Tube Station
- 9 MINS**
The Mall Walthamstow
- 11 MINS**
Queen Elizabeth Olympic Park
- 15 MINS**
Westfield Stratford City
- 15 MINS**
Victoria Park

BY RAIL from Lea Bridge station



- 6 MINS**
Stratford
- 8 MINS**
Tottenham Hale
- 25 MINS**
Liverpool Street Station (change at Stratford)
- 36 MINS**
Canary Wharf (change at Stratford)
- 36 MINS**
London City Airport (change at Stratford)

ON BUS



- 11 MINS**
Clapton Square
- 14 MINS**
Hackney Central
- 29 MINS**
Hoxton
- 31 MINS**
Shoreditch
- 35 MINS**
Old Street

Travel times are approximate. Sources: Google Maps and tfl.gov.uk

THE SCHEME

MOTION IS AN EXCITING COLLECTION OF 300 NEW STUDIOS, 1, 2, AND 3 BEDROOM HOMES.

The apartments are modern, light and comfortable, with contemporary fittings and spacious rooms. Terraces and balconies connect residents with the outside, with some offering views to the Olympic Park and The City.

An impressive and striking development, Motion draws on the area's art deco design heritage and blends it with the best in modern design. It offers

a fantastic lifestyle for residents, with fast access to the city, green space and a range of amenities. There's a concierge service, landscaped courtyard, secure cycle storage, parking spaces and car club, all on site. The commercial spaces will further enhance the development, supporting it as a landmark for modern city living in the area.

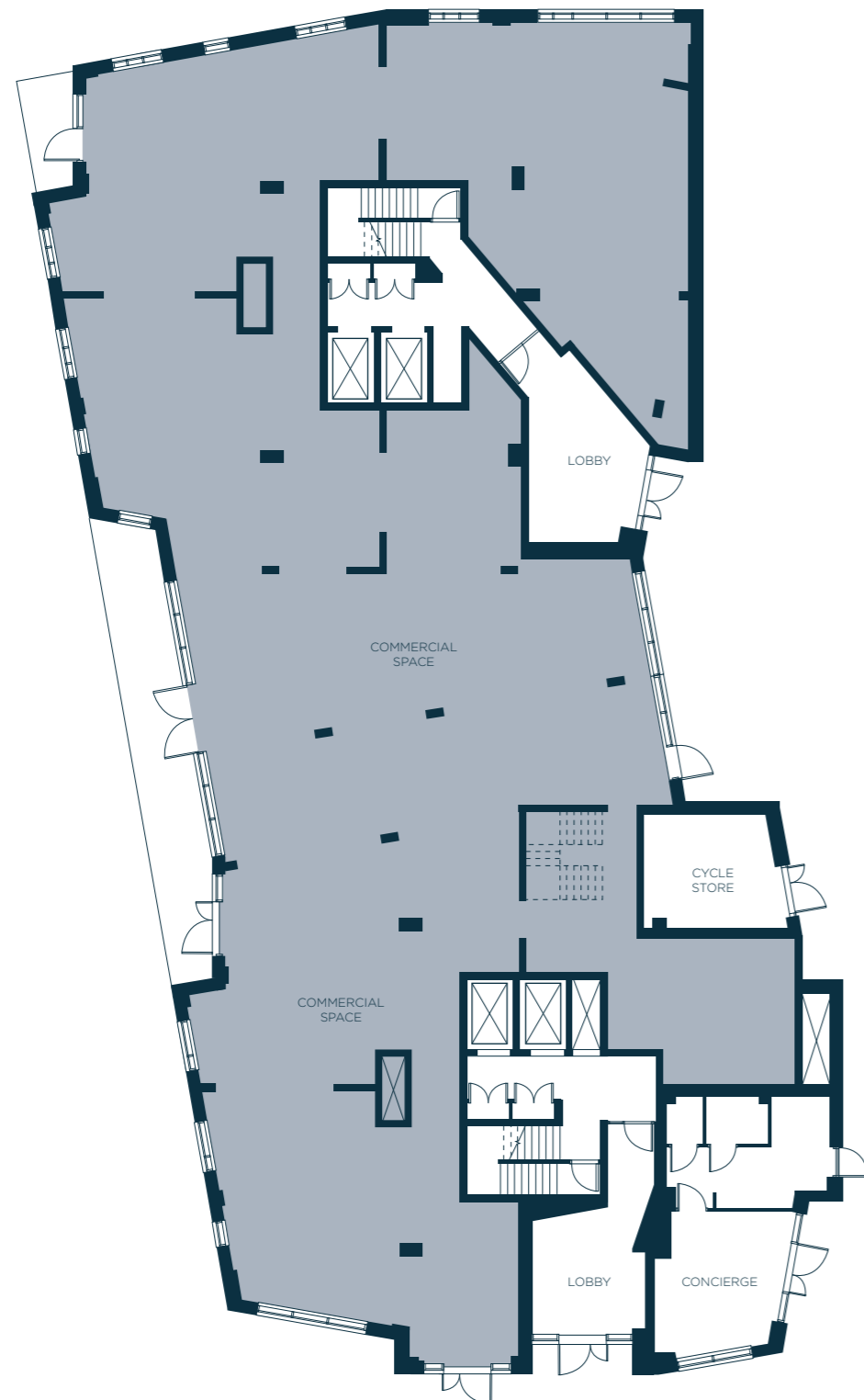


Motion is 100 metres away from Lea Bridge rail station and positioned to take advantage of the area's cycling and pedestrian routes.

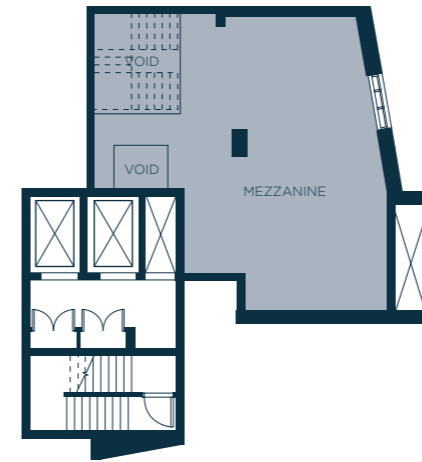


COMMERCIAL SPACE AVAILABLE

GROUND FLOOR



MEZZANINE



THE DETAILS

ACCOMMODATION

The unit is arranged over ground and mezzanine floors with frontage to Argall Way and Lea Bridge Road.

Ground Floor: 7221.5 sq ft
Mezzanine: 982.7 sq ft

Use: Class: E
EPC Rating: Available on request

SPECIFICATION

- Shell finish
- Capped off services and utilities
- Full landlord technical pack available on request

SALES TERMS

999 year lease

Consideration may be given to letting on new FR&I terms.

BUSINESS RATES

Interested parties to make their own enquiries via the local authority

TIMINGS

Immediate

PRICE:

£1,650,000

GET IN TOUCH

Viewing strictly by appointment with the agent only. For more information about this commercial opportunity at Motion, please contact:

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COMMERCIAL SPACE WITH HILL



The Scene, Walthamstow



Eddington market Square



Fish Island Village

HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON AND THE SOUTH EAST OF ENGLAND, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic countryside.

Hill prides itself on putting its customers first and was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has also won over 450 industry awards in the past 20 years.

With a staff of over 650, the company operates from five strategically located offices across the South East, with its head office based in Waltham Abbey.

Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations. The commercial spaces Hill creates are carefully considered to complement the developments they are sited on, and serve their communities.

In 2019, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

[hill.co.uk](https://www.hill.co.uk)



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