

Reference: LEM04007

132 Skeltons Lane, London, E10 6JT

Waltham Forest, E10 6JT

☆ Flexible Lease Available

Property launching soon. Enquire for an early viewing

Image is for illustrative purposes only. Not intended to be an indicative image

To Let

£1,250 pcm

520 sq ft

Flexible Use

 [Google Maps](#)



132 Skeltons Lane, London, E10 6JT



£1,250 per month + VAT

£15,000 p/a · £29 per sq ft



Flexible Use

For multiple industries



520 sq ft internal

48 sq m



Reference

LEM04007



LED lighting



Long lease available



Vehicle access



Energy Rating: A

WHAT'S NEARBY



Leytonstone Station

15 min walk



Leyton Midland road Station

2 min walk

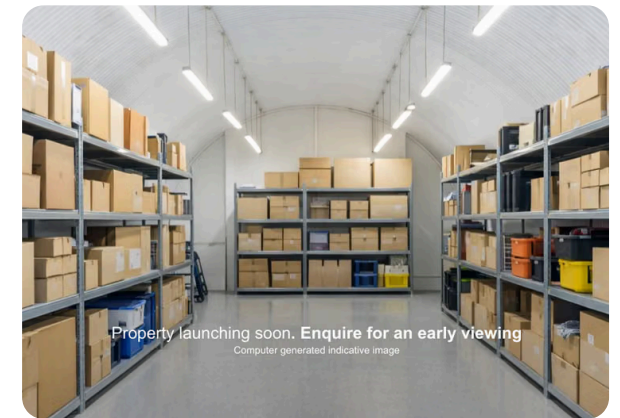
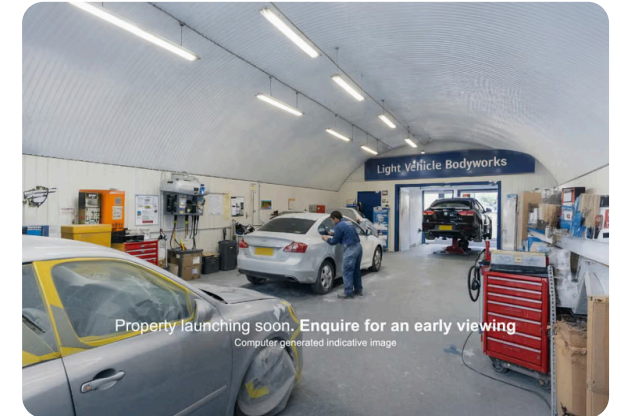


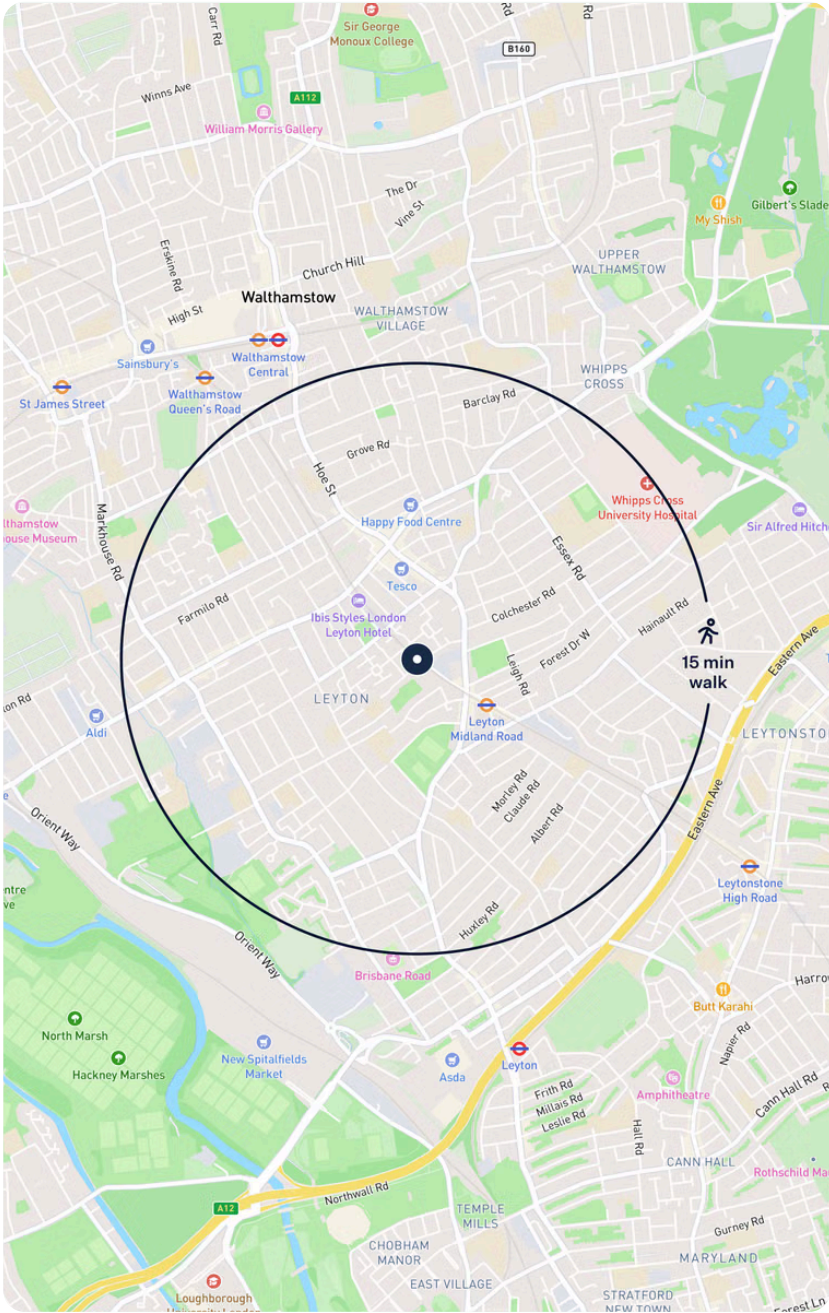
Leytonstone High Road

16 min walk



[Google Maps](#)





Location

132 Skeltons Lane, London, E10 6JT

 [squad.wide.ridge](https://www.squad.wide.ridge)

 [Google Maps](https://www.google.com/maps)

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15 min walk



Leyton Midland road Station

2 min walk



Leytonstone High Road

16 min walk

Cost Breakdown

Costs Per Month

Rent	£1,250
Business Rates	£400
Insurance	£20
Service Charge	£140
Total	£1,810

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£15,000
Business Rates	£4,800
Insurance	£240
Service Charge	£1,680
Total	£21,720

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

