



THE HUB LEYTON

To Let

6,319 Sq Ft - 65,843 Sq Ft

Delivering a Total Footprint of 206,800 Sq Ft

11 High-Spec Industrial & Workspace Units

LEYTON | LONDON | ZONE 3 | E10 7JN



Royal Mail

HereEast

HACKNEY MARSHES



CITY OF LONDON

Zoom
by Ocado

LEA BRIDGE STATION

Wanlis
INTERNATIONAL FOODS

ALDI

KwikFit

A12
6 mins - 1.5 miles

Church Road

M25, J27
20 mins - 10 miles

A406
10 mins - 2.5 miles

A104
6 mins - 1.5 miles

Space for Business to Move, Make & Grow

The Hub, Leyton is an 8.1 acre industrial destination in London's Zone 3, providing a flexible collection of high-spec spaces designed for the businesses shaping the capital. From creative production and light manufacturing to trade, distribution and last-mile operations, the scheme provides space to move, make and grow.

With excellent road, rail, tube and cycling connections into Central London, The Hub provides much-needed modern industrial and workspace accommodation in an increasingly supply-constrained London location.

Targeting BREEAM Outstanding and Net Zero Carbon in operation, The Hub sets a new benchmark for modern urban industrial space, with ambitious, market-leading ESG standards at its core.

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



Well-suited to creative,
light industrial, manufacturing,
trade and logistics occupiers



Less than a mile
from Lea Bridge Station



With EPC A+ and BREEAM Outstanding targeted, The Hub delivers flexible, future-ready industrial 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



High Speed
Fibre Broadband
(up to 1GBPS)



EV
Charging



6.5m - 12m
Min Eaves Height



Cycle
Storage



Units A & B



600 KVA
across A&B



1x Dock Door
Per Unit



50 kN/SQM
Floor Loading



36m
Yard Depths



Allocated
Parking Spaces at
Each Unit



Covered
Loading



Electric Level Access
Loading Doors



Cooling/Heating
in Offices



High Speed
Fibre Broadband
(up to 1GBPS)



EV
Charging

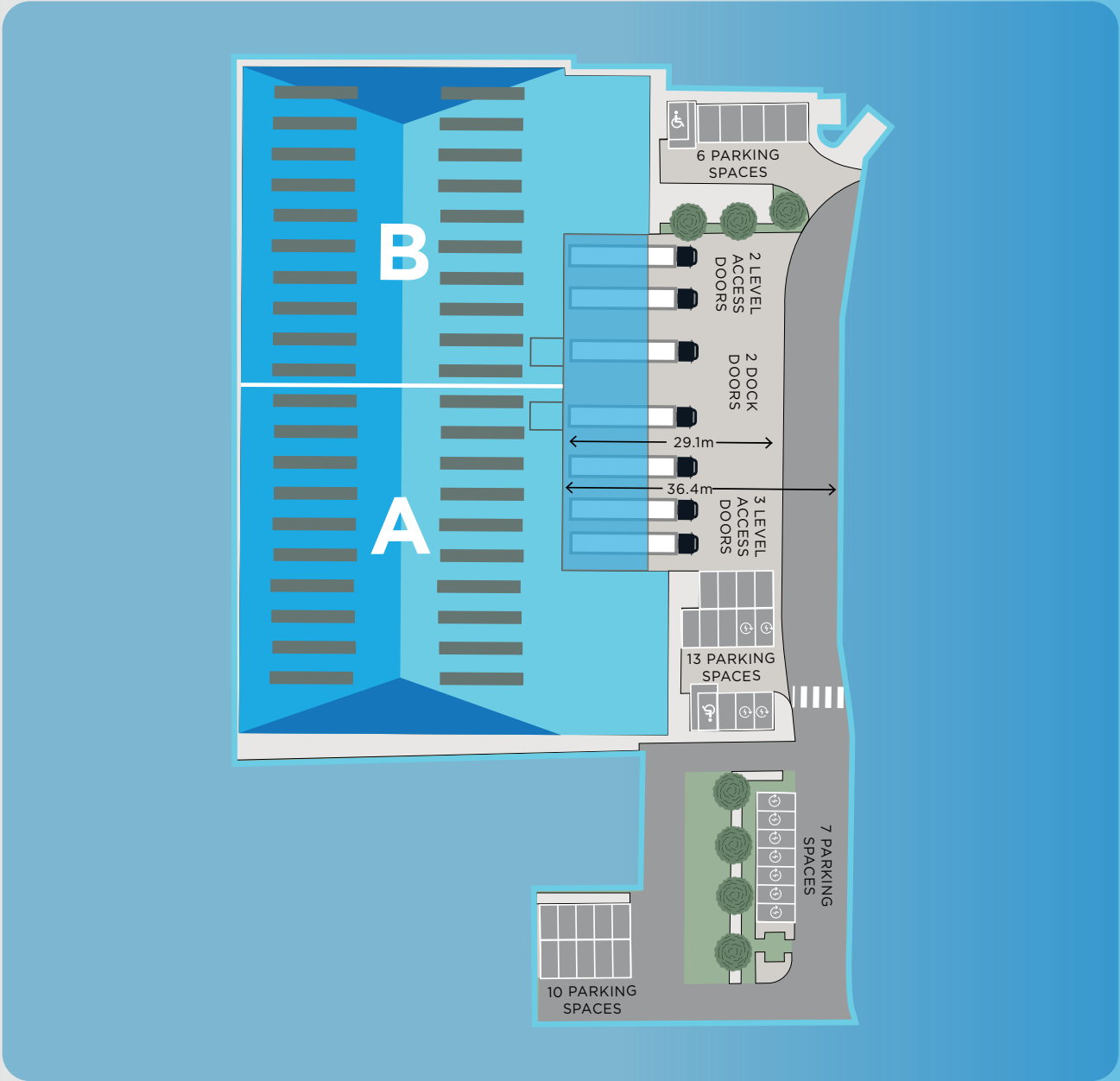


12m Eaves
Height

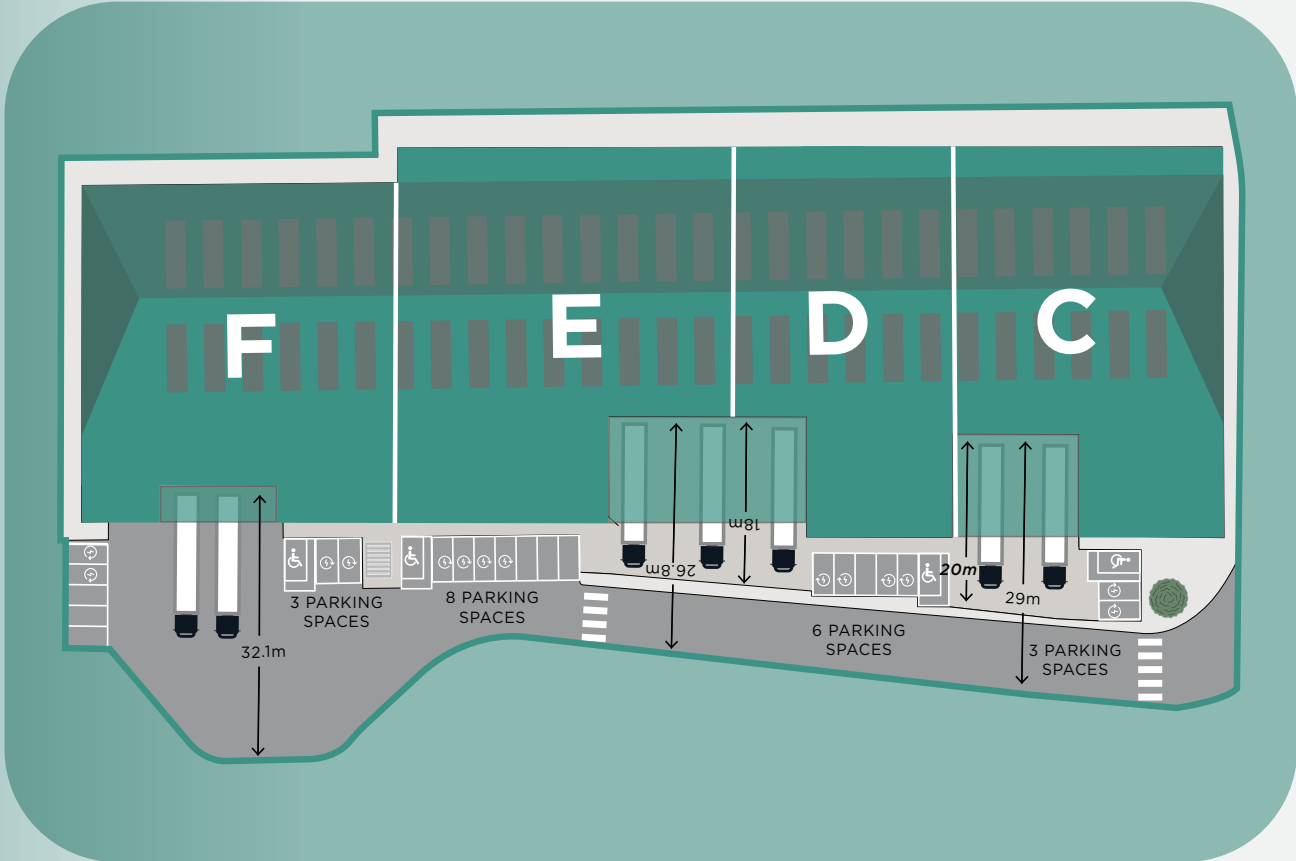


Cycle
Storage

Unit	A	Unit	B
Ground Floor	24,230	Ground Floor	21,926
First Floor Office	4,134	First Floor Office	3,444
Mezzanine	3,638	Mezzanine	3,068
Total	34,972	Total	30,871
Eaves Height	12m	Eaves Height	12m
Car Parking Spaces	13	Car Parking Spaces	13
Level Access Doors	3	Level Access Doors	2
Dock Level Door	1	Dock Level Door	1



Units C, D, E & F



- 

120-695 KVA
across Units C-F
- 

Covered
Loading
- 

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
- 

High Speed
Fibre Broadband
(up to 1GBPS)
- 

EV
Charging
- 

8.5m
Eaves Height
- 

Cycle
Storage

Unit	C
Ground Floor	16,038
First Floor Office	2,863
Mezzanine	3,918
Eaves Height	8.5m
Total	22,819

Unit	E
Ground Floor	19,472
First Floor Office	3,563
Mezzanine	4,058
Eaves Height	8.5m
Total	27,093

Unit	D
Ground Floor	11,873
First Floor Office	2,152
Mezzanine	2,691
Eaves Height	8.5m
Total	16,716

Unit	F
Ground Floor	15,102
First Floor Office	2,626
Mezzanine	1,765
Eaves Height	8.5m
Total	19,493

Units G, H, J, K & L

Unit	G	Unit	H
Ground Floor	5,027	Ground Floor	7,987
First Floor Office	1,292	First Floor Office	1,539
Mezzanine	-	Mezzanine	721
Eaves Height	6.5m	Eaves Height	6.5m
Total	6,319	Total	10,247

Unit	J	Unit	K
Ground Floor	11,227	Ground Floor	7,007
First Floor Office	2,379	First Floor Office	1,647
Mezzanine	2,045	Mezzanine	1,130
Eaves Height	8.5m	Eaves Height	8.5m
Total	15,651	Total	9,784

Unit	L
Ground Floor	10,215
First Floor Office	1,948
Mezzanine	672
Eaves Height	8.5m
Total	12,835



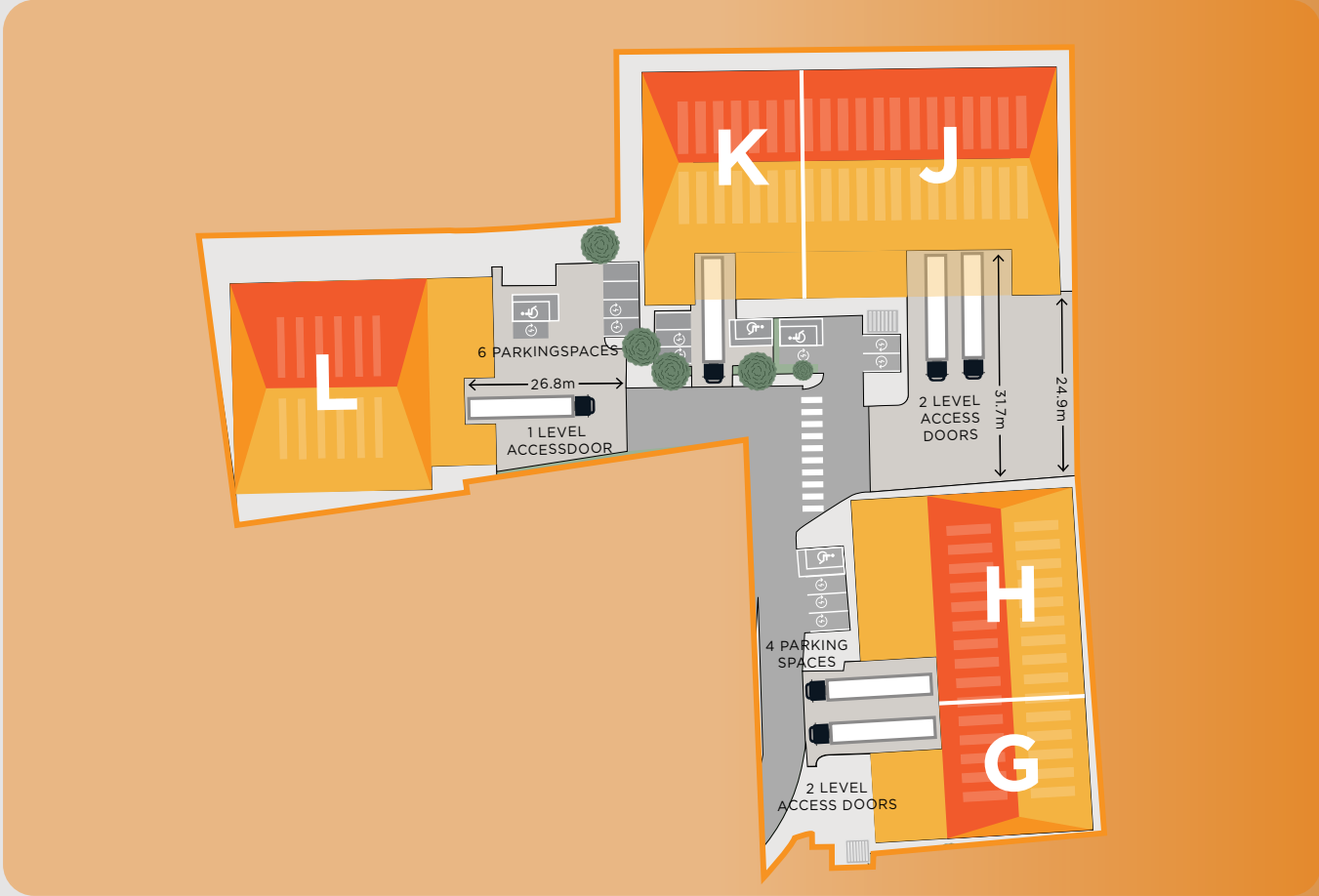
Unit G



Unit H



Unit L



specs to be provided



x Dock Doors
across Unit XX



50 kN/SQM
Floor Loading



XXm -XXm
Yard Depths



Allocated
Parking Spaces at
Each Unit



Open Plan Offices
with Raised Access
Floor



Level Access
Loading Doors



Cooling/Heating
in Offices



High Speed
Fibre Broadband
(up to 1GBPS)



X
Min Eaves Height



Space for Modern Makers, Operators & Urban Industry

Leyton Logistics Hub offers **11 flexible units** suited to a wide range of modern occupiers — from light industrial, urban production and workshops to creative makers, trade counter, last-mile and storage uses.

With units from **6,319-65,843 sq ft**, strong power provision, high-quality office space and excellent loading, the scheme is designed to support businesses that need space to make, move, create and grow.



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

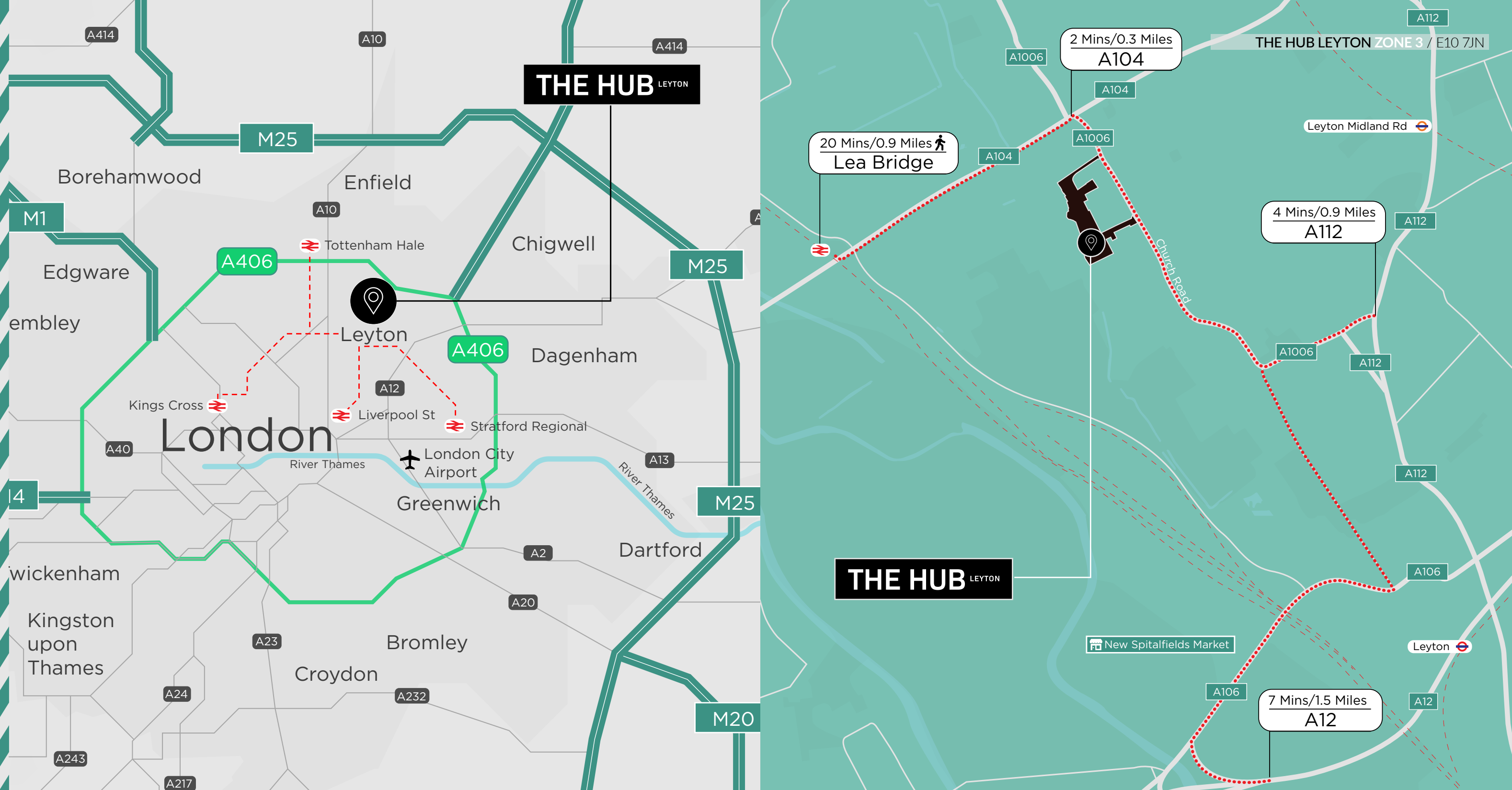


Green Walls



Green Roofs





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Roads	Miles	Drive Time	Locations	Miles	Drive Time	Rail	Journey time from site	Rail	Journey time	Airport	Miles	Drive time
A12	1.5	7 mins	Walthamstow	2.5	12 mins	Lea Bridge	4 mins	Kings Cross	24 mins	London City	8.4	20 mins
A406 North Circular	2.5	10 mins	City of London	7.5	35 mins	Leyton Midland Rd	4 mins	Liverpool Street	25 mins	Stansted	28	35 mins
A10	3.2	15 mins	West End	11	40 mins	Leyton	8 mins	Bond Street	35 mins	Luton	40	1 hr 5 mins
M11 J4	6	16 mins				Tottenham Hale	10 mins			Heathrow	30	1 hr 15 mins
M25 J27	10	20 mins				Stratford Regional	10 mins					
M1 J1	13	30 mins				Canary Wharf	16 mins					



Designed for Business.
Built for What's Next.

Further Information

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

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