

# 6 / PASADENA CLOSE

HAYES | MIDDLESEX | UB3 3NQ

## LAST REMAINING UNIT

- To be refurbished
- 6m eaves
- Flexible terms available
- 12 car parking spaces



Indicative Photo

7,325 ft<sup>2</sup>  
(680.5 m<sup>2</sup>)



Indicative Photo



Indicative Photo

On behalf of the Landlord

**IPIF**  
0800 804 8600  
www.ipif.com

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## Location

The unit is located on the established Pasadena Centre, Pasadena Close, which is accessed off the A312, Hayes By Pass. The A312 itself provides direct access to junction 3 of the M4 to the south and the A40/M40 to the north.

## Description

The property comprises an end of terrace modern portal framed warehouse / industrial unit with profile clad elevations. The unit benefits from ground and first floor offices to the front, a new electric roller shutter door, and a large concrete loading area with designated parking.

## Amenities

- To be refurbished
- 6m eaves
- 3 phase power
- Male & Female toilets
- 12 car parking spaces
- New electric roller shutter door

## Accommodation Schedule

Available accommodation comprises of the following gross internal areas:

Unit 6	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor Warehouse	5,237	486.5
Ground Floor Office / Ancillary	849	78.9
First Floor Offices	849	78.9
First Floor Office Extension	390	36.2
<b>Total</b>	<b>7,325</b>	<b>680.5</b>

## Lease Terms

The premises is available on flexible full repairing and insuring lease with terms to be agreed.

## Business Rates

For verification of the current business rates, interested parties are advised to contact the local authority.

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

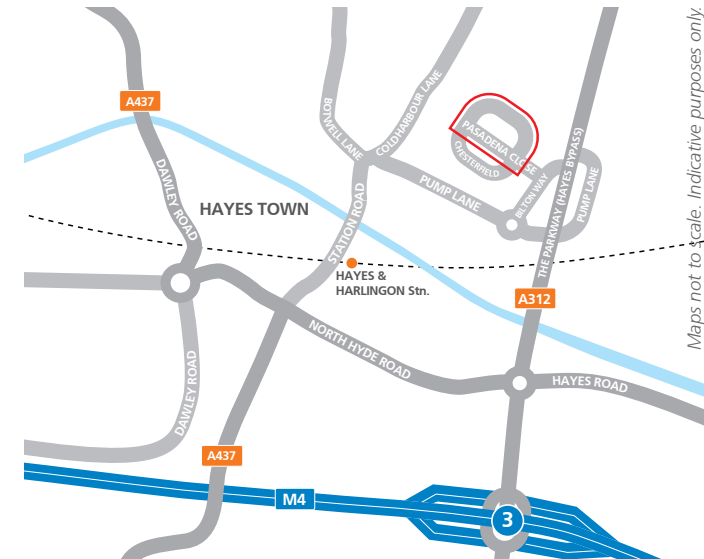
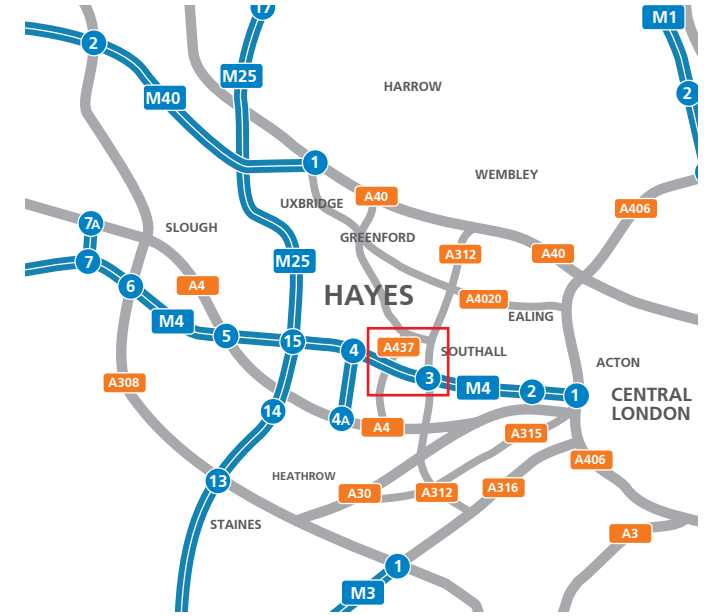
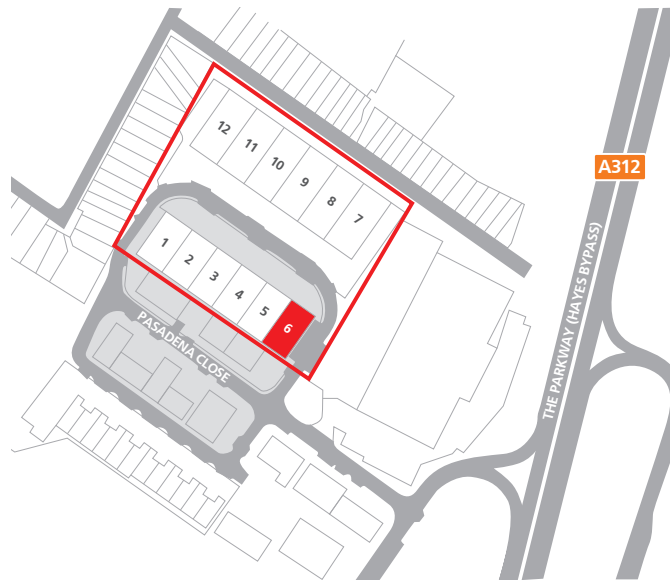
## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## EPC Rating



Maps not to scale. Indicative purposes only.

**Viewing:** Strictly by appointment Joint Sole Agents.



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