

# To Let

## 6 Pasadena Trading Estate , Pasadena Close Off Pump Lane , Hayes, UB3 3NQ

6,935 sq ft (644.28 sq m) GIA

- Newly Refurbished
- 6m Eaves
- Service Yard with 12 Car Parking Spaces
- New Electric Loading Door
- Excellent access to the M4 via the A312



## 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 a mid-terrace modern portal framed warehouse / industrial unit with profile clad elevations. The unit benefits from ground and first floor offices to the front, a full height concertina loading door, and a large concrete loading area with designated parking.

## Amenities

- Newly refurbished
- Fully fitted offices
- 6m eaves
- 3 phase power
- Warehouse lighting
- Male & Female toilets
- Service yard + 12 car parking spaces
- New electric loading door

## Viewing

Strictly by appointment by the sole agents.

## VAT

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

## Accommodation

## EPC

Available upon request.

## Rent

Available on Request

## Service Charge

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



## Contacts

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JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

# 6 / PASADENA CLOSE

HAYES | MIDDLESEX | UB3 3NQ

## LAST REMAINING UNIT

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



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

On behalf of the Landlord

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



Indicative Photo



# 6 | PASADENA CLOSE

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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.

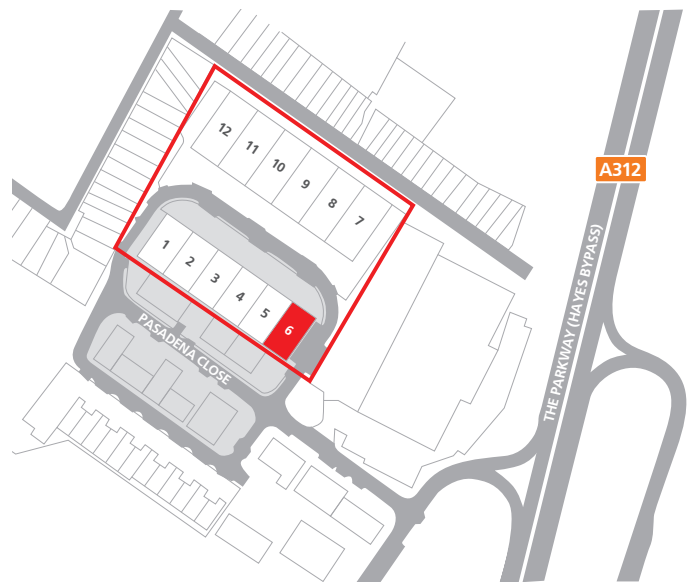
## VAT

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

## EPC Rating

C 51-75

72



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

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