

Last Remaining Unit

HAYES



INDUSTRIAL / WAREHOUSE UNIT

TO LET

7,093 ft² (659 m²)

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IPIF

PASADENA TRADING ESTATE

PASADENA CLOSE, HAYES, MIDDLESEX, UB3 3NQ



LOCATION

The unit is located on the well-established Pump Lane Industrial Estate, 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. Heathrow Cargo Terminal is circa 6 miles from the unit. Hayes & Harlington Railway Station is within 1 mile which will form part of Crossrail's Elizabeth Line in 2019 providing direct services to Bond Street in 20 minutes.

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.

SPECIFICATION

- Comprehensively refurbished
- With new full height electrically operated loading door
- 6m Eaves
- 3 phase and warehouse lighting
- 12 designated parking spaces
- Deep service yard provision
- Established industrial location with immediate access to A312

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 6	M ²	FT ²	EPC
Warehouse	495	5,327	C-72
GF Office	82	883	
FF Office	82	883	
Total	659	7,093	

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

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

LEGAL COSTS

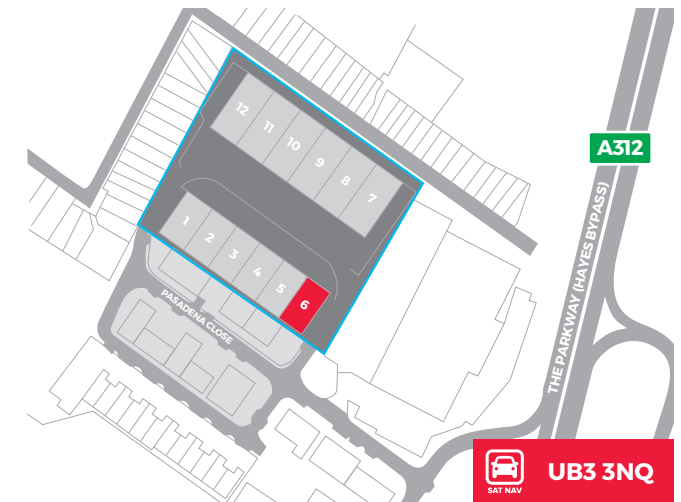
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPC's are available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord



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