

UNITS TO LET

7,093 - 20,855 ft²



REFURBISHED
UNITS



IMMEDIATE ACCESS
TO A312 & M4



UNITS CAN
BE COMBINED



www.ipif.com/pasadena

INDUSTRIAL/WAREHOUSE UNITS TO LET

PASADENA TRADING ESTATE
PASADENA CLOSE, HAYES, UB3 3NQ

IPIF

UNITS 4-5 & 6

DESCRIPTION

Modern industrial/warehouse units of steel portal frame construction with part brick, part steel profile-clad elevations beneath a single pitched roof. The units benefit from ground and first floor offices to the front, a full height electric loading door and a large service yard with designated parking.

SPECIFICATION

- Units can be combined
- Internal eaves height 6m
- First floor offices
- 3 Phase power
- Electric roller shutter doors
- Separate WCs on ground & first floor to both units
- Generous service yard (HCV friendly)
- LED lighting
- Good natural light
- Kitchenettes

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

	M ²	FT ²
UNITS 4-5	1,278.5	13,762
UNIT 6	659.0	7,093
UNITS 4-5 & 6 COMBINED	1,937.5	20,855



UNITS 4-5 (UNIT 4 WAREHOUSE)



UNITS 4-5 (UNIT 5 OFFICE)



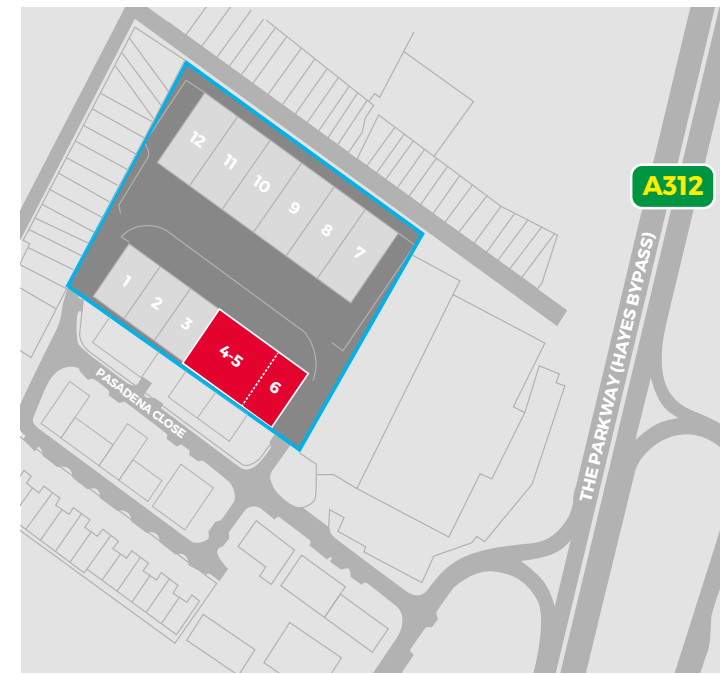
UNITS 4-5 (UNIT 4 WC)



UNITS 4-5 (UNIT 5 KITCHENETTE)



UNITS 4-5



LOCATION

The units are located on the well-established Pump Lane Industrial Estate, which is accessed off the A312, Hayes Bypass. 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, providing direct services on the Elizabeth Line to Bond Street in 20 minutes.

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

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.

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

EPCs are available on request.

On behalf of the Landlord

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