

EASTMAN EDGE



11 New Speculative Enterprise Units

AN EPICENTRE FOR THE
INDUSTRIOUS

Harrow — HA1 4TY

Eastman Edge rests on the edge of history, a storied patch of Harrow once home to the famous Kodak processing plant. As one chapter comes to a close, another is ready to carry its legacy.



1891 —

Eastman Kodak opens
its doors



Opening soon, a new hub for trade, logistics and modern enterprise. Sitting on a focal point of a bygone era the site will offer 11 high-spec units in a sought-after West London location.



Completion date Q1 2022 —

Eastman Edge welcomes
new businesses

PREMIUM ENTERPRISE UNITS IN THE HEART OF WEST LONDON

Indicative CGI

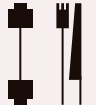
11 flexible units in a strategic West London location with a focus on efficiency and connectivity. Eastman Edge is an ideal space for all things industrious — from logistic services to online retailers.



Located within a 10 minute walk to Harrow & Wealdstone station enabling quick commuter links to Central London. Easy access to the A40, A401 and Heathrow Airport.



Airtight units with fully heated office space, generous eaves height and wellness features.



Part of a comprehensive mixed use regeneration project of the Kodak site.





WELLNESS FEATURES


- + Wellness Corner — where building users can sit outside and enjoy a landscaped environment
- + Green Links throughout the estate for fitness activities
- + Maximum sunlight to office space
- + Plenty of cycle storage space




Eastman Edge combines grade-A industrial units and office space with green space, with a focus on people. Underlying principles have informed designs for the enhanced health, wellbeing, and productivity of occupants. Units are designed to be low maintenance with low running costs while the overall scheme also exceeds Building Regulations requirements for thermal performance and energy usage.

* Unit 1 — 8.5m

 11.3m Eaves Height*

 50 kN/m² Floor Loading

 Fibre Broadband Enabled

 24/7 Access

 Shower Facilities

 Electric Charging Ports

FEATURES

SPECIFICATION

Natural Light

24/7 Access

Motorised Loading Doors

DDA Compliant

Yard Depth for HGVs

Flexibility to install mezzanines

Shower Facilities

Suitable for classes B1(c), B2, B8

EPC of A — Targeted

OFFICE SPACE

Fully Heated and Cooled

Solar Controlled Double Glazing

Raised Floor

Low Energy LED Lighting

AVAILABLE UNITS

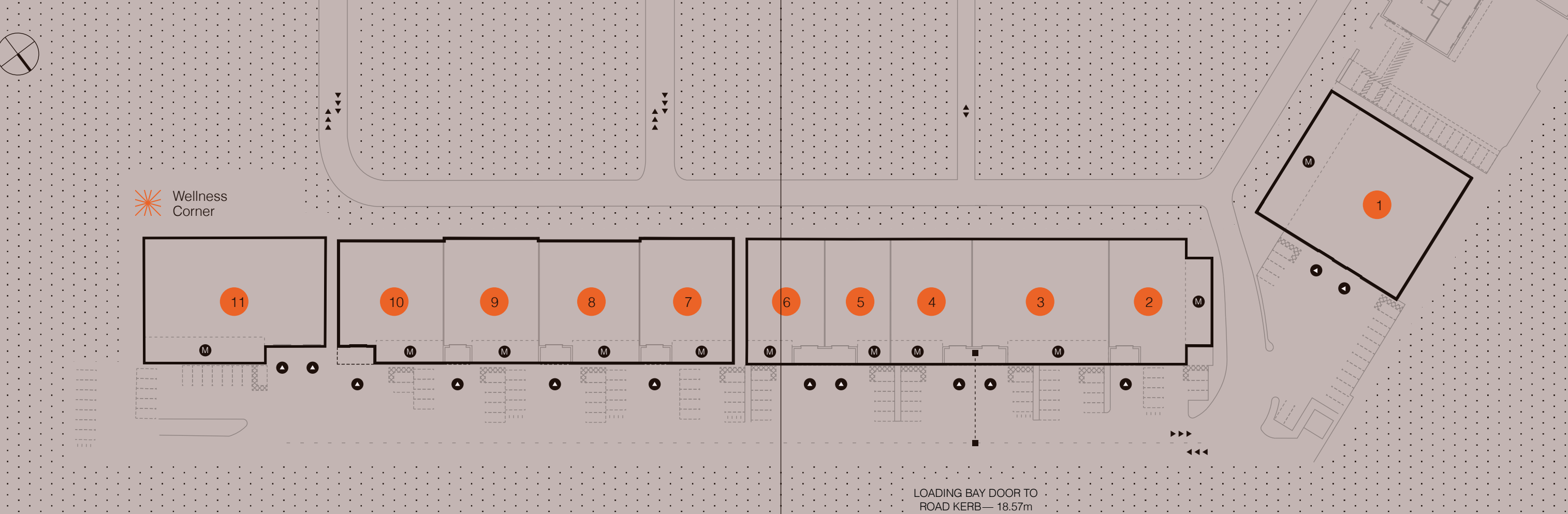
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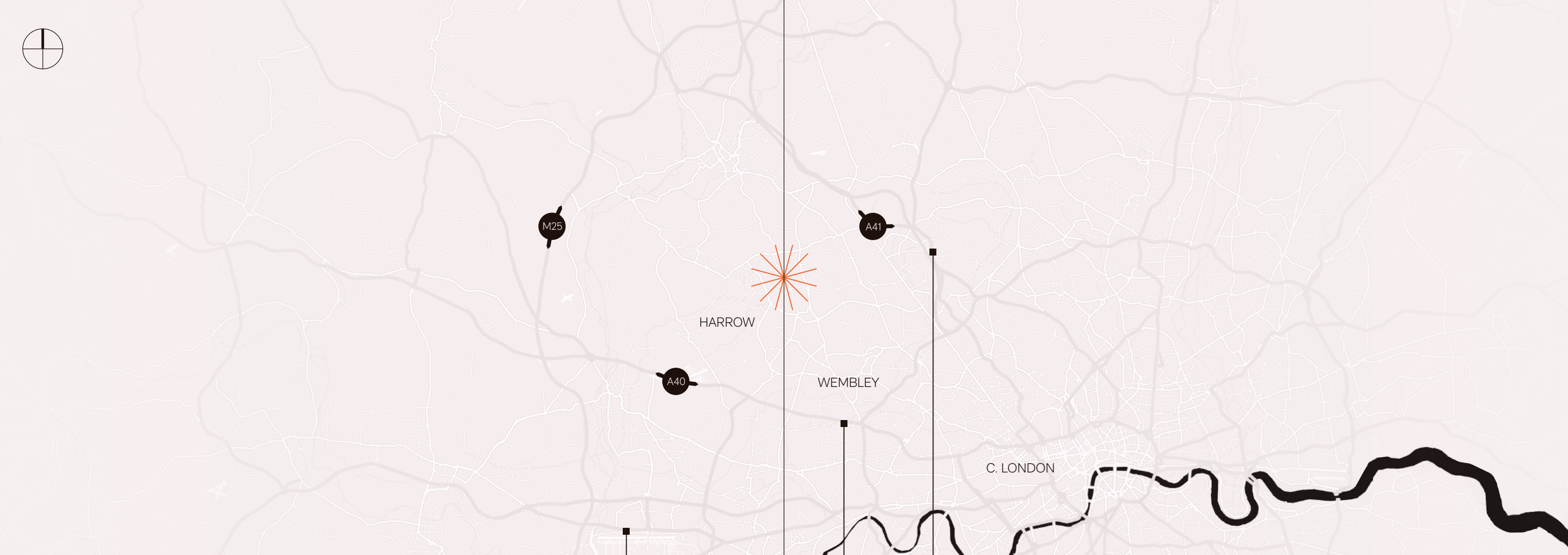
PLANS

UNIT	GROUND GEA (sq. ft)	1ST FLOOR GEA (sq.ft)	TOTAL GEA (sq.ft)
1	15,102	2,817	17,919
2	7,398	1,654	9,052
3	10,611	1,779	12,390
4	6,225	1,639	7,864
5	4,948	1,326	6,274
6	6,044	1,602	7,646
7	7,270	1,861	9,131
8	7,576	1,336	8,912
9	7,357	1,899	9,256
10	7,964	1,352	9,316
11	14,092	2,579	16,671

▲ Loading Bay

Ⓜ Mezzanine / Office Space





Approximate Travel Times:

HEATHROW AIRPORT	A40	A41	EUSTON	WATERLOO	BANK	CANARY WHARF
35 min drive	15 min drive	10 min drive	13 mins	35 mins	30 mins	40 mins

LOCATION



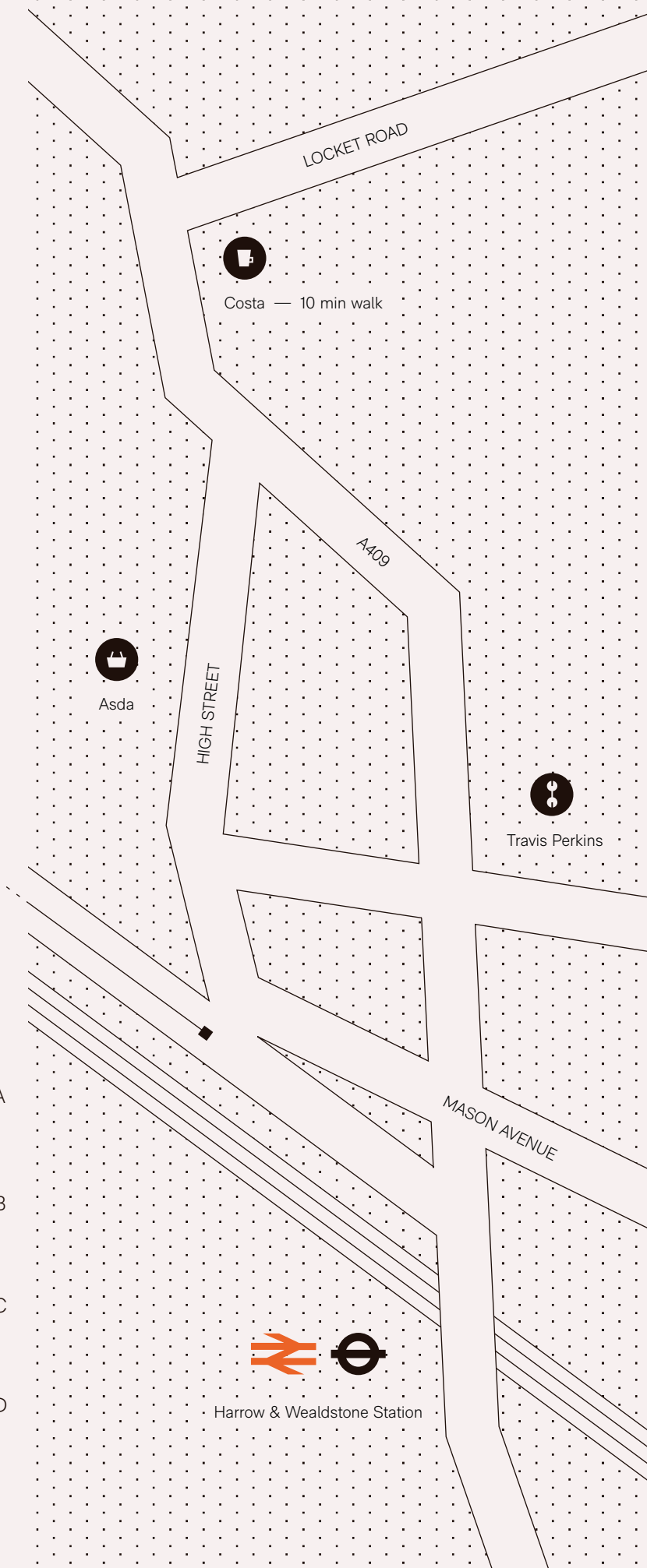
With Harrow-on-the-Hill right on your doorstep, Harrow & Wealdstone station a 10-minute walk away and London airports under one hour's drive away, your business is guaranteed to stay connected.



Eastman Edge is part of a comprehensive mixed use regeneration of the 40 acre former Kodak factory site, led by Barratt. This landmark site in Harrow will provide occupiers access to restaurants, gym, cafes and shops set around an expansive landscaped park.

Harrow High Street — just a 10 minute walk away via Headstone Drive underpass

CAFÉS
GYM
RETAIL
HEALTHCARE



Eastman Edge

HARROW VIEW

HEADSTONE GARDENS

Eastman Village

HEADSTONE DRIVE

HIGH STREET

MASON AVENUE

LOCKET ROAD

A409



Costa — 10 min walk



Asda



Travis Perkins



Harrow & Wealdstone Station





WORK AND PLAY ON THE CUTTING EDGE

Terms

Units are available by way of new full repairing and insuring leases. Please contact the sole letting agents for further details.

Enquiries



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