

UNITS TO LET : **2,088 - 6,224 ft²** (194 - 578 m²)

**UNITS
11 & 12**
CHESTERFIELD
WAY

**VIKING
HOUSE**
PASADENA
CLOSE

CHESTERFIELD WAY / PASADENA CLOSE

PUMP LANE INDUSTRIAL ESTATE, HAYES, UB3 3NW

www.ipif.com/pasadena

IPIF 

11 & 12 CHESTERFIELD WAY

2,088 - 4,187 ft²



UNDER
REFURBISHMENT



INDICATIVE IMAGE



INDICATIVE IMAGE

SPECIFICATION

- Newly overclad roof with 25 year guarantee
- New GRP rooflights
- New gutters and downpipes
- New unit numbering
- New metal cladding system to elevations
- New aluminium frame double glazed windows
- New aluminium frame double glazed personnel door
- New loading door
- New LED lighting throughout
- Redecoration to warehouse / offices
- 5.3m eaves rising to 5.5m
- Loading door 4m (H) x 3m (W)
- Purpose built office
- WC welfare facilities
- Kitchenette
- 3 phase electricity and gas

VIKING HOUSE, PASADENA CL.

6,224 ft²



UNDER
REFURBISHMENT



SPECIFICATION

- Ridge Height 4.95m
- Clear Internal Height 3.85m
- Internal Eaves Height 4.22m
- 1 x front loading door 3m h x 3.05m w
- 2 x rear loading doors 3m h x 3.50/3.67m w
- Pitched roof with translucent rooflight panels
- Office with WCs & kitchenette
- Internal security bars
- New LED lighting
- Three phase electric and gas
- Open front yard – max depth 17.61m
- Secure Rear yard – max depth 21m
- Secure caged compound
- Generous parking provision to front, side and rear with parking for min 10 cars
- Benefitting from front and rear loading

LOCATION

Chesterfield Way and Pasadena Close form part of the larger and well established Pump Lane Industrial Estate in Hayes. Pump Lane is situated in between Hayes Town Centre and the A312 which provides access to the A40, M4 and M25 Motorways. Heathrow Airport is in close proximity and Hayes Town Centre provides excellent public transport links with multiple bus services and Hayes & Harlington's Crossrail Station providing fast train services London Paddington.



**WELL-ESTABLISHED
LOCATION**



**IMMEDIATE ACCESS
TO A312 & M4**



**15 MIN WALK TO
HAYES TOWN CENTRE**

DESCRIPTION

11-12 Chesterfield Way is a mid terrace modern industrial / warehouse unit of steel portal frame construction with part brick part block elevations beneath a pitched roof. In addition to the warehouse accommodation the unit benefits from purpose built offices, WC and kitchenette facilities along with allocated parking / loading. Units 11-12 can be let separately or combined.

Viking House is a detached industrial / warehouse unit of steel portal frame construction with part brick / block elevations beneath a single pitched roof. The unit benefits from 3 loading doors and two yard areas (front and rear) together with a parking area to the side. The unit is to be extensively refurbished throughout.

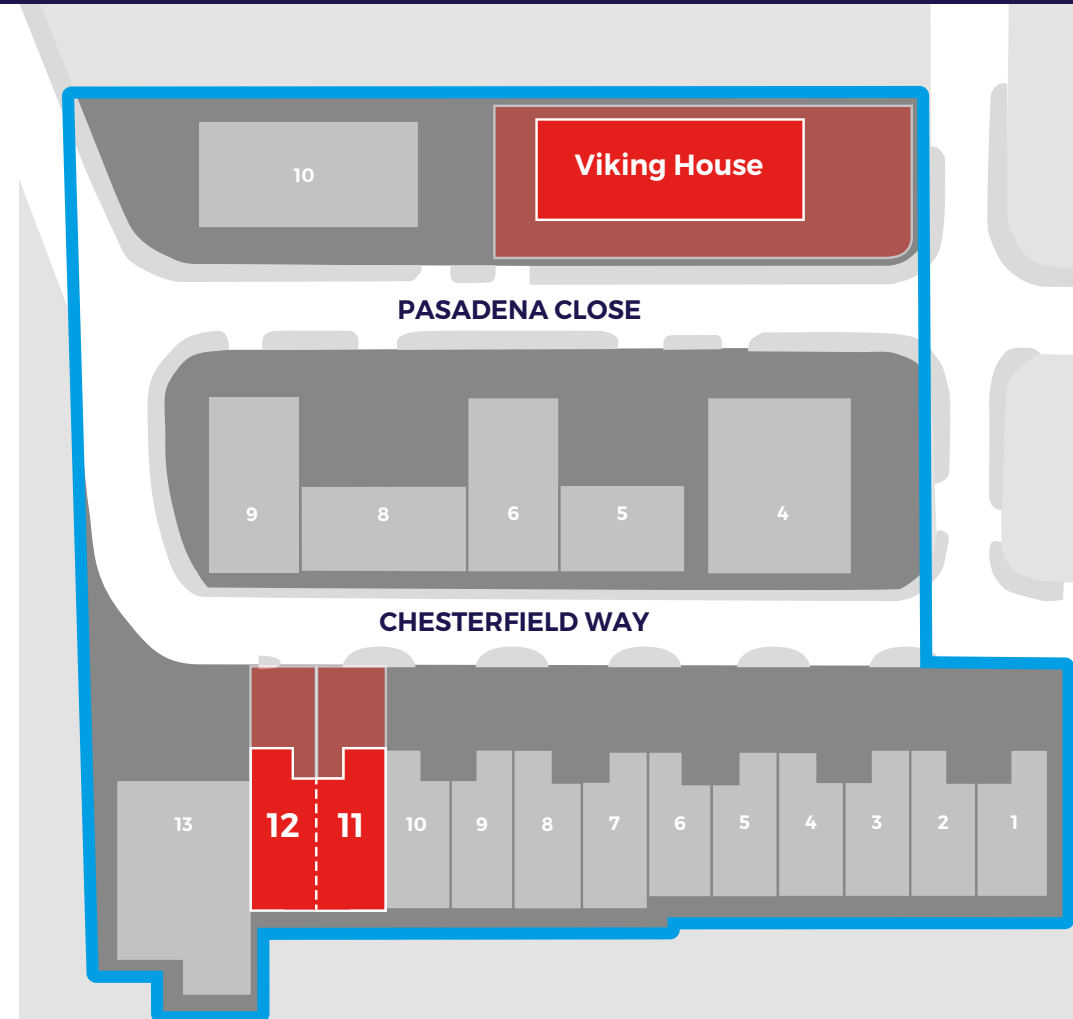
ACCOMMODATION

Comprising the following GEA floor areas:

11 CHESTERFIELD WAY	FT ²	M ²
Warehouse	1,677	156
Office	422	39
TOTAL	2,099	195
12 CHESTERFIELD WAY	FT ²	M ²
Warehouse	1,666	155
Office	422	39
TOTAL	2,088	194
11 & 12 : COMBINED TOTAL	4,187	389

Units 11-12 can be let separately or combined.

VIKING HOUSE	FT ²	M ²
Warehouse	5,735	533
GF Office / Ancillary	489	45
TOTAL	6,224	578



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CHESTERFIELD WAY & PASADENA CLOSE

PUMP LANE INDUSTRIAL ESTATE,
HAYES, UB3 3NW

LEASE TERMS

The units are available on 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

EPCs are available on request.



On behalf of the landlord



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