



PASADENA

TRADING ESTATE



PV PANELS TO BE
FITTED TO ROOF



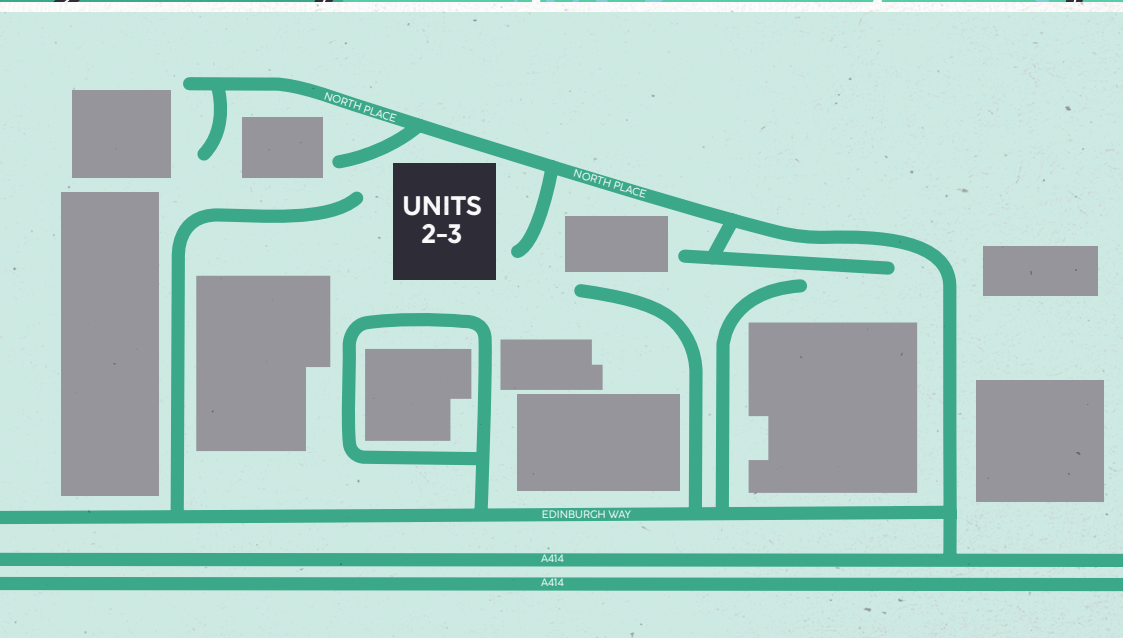
EV CHARGING
POINTS



LED LIGHTING WITH
PIR SENSORS



NEW ROOF &
INSULATION



LOCATION

Pasadena Trading Estate is a well located trade/industrial development situated on the established North Place industrial area, immediately off Edinburgh Way (A414). Edinburgh Way is the prime commercial area within Harlow and main thoroughfare, providing direct access to the M11 Motorway. Major occupiers within the area include Howdens, Travis Perkins, KwikFit, Screwfix, Tesco, SEAT, Skoda & Volkswagen motor dealerships.

DESCRIPTION

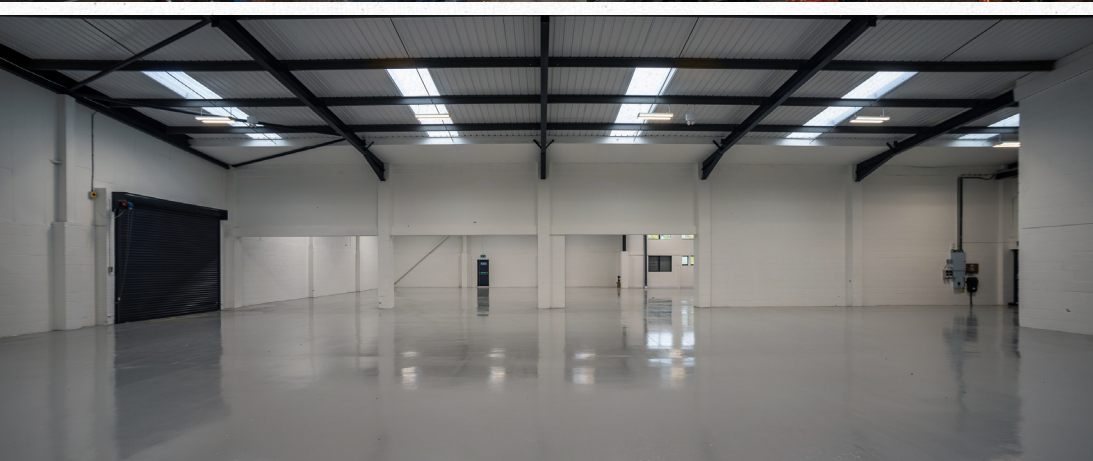
The premises comprise two industrial/warehouse units constructed of steel portal frame construction with brickwork lower elevations and profile steel cladding under a pitched roof. As part of the refurbishment works a new roof has been installed with insulation with PV Panels to be installed. Internally the units have a minimum eaves height of 4.8m (rising to 6m), 1 ground level loading door per unit on the front elevation plus a single loading door on the rear elevation of the building, with access to a rear access point. Each unit has two storey office/ancillary accommodation located to the front elevation. Externally there is good car parking provision and loading. The units are available either separately or as one.

UNIT 2	sq ft	sq m
Ground Floor	5,703	529
First Floor	735	68
Total	6,438	597

UNIT 3	sq ft	sq m
Ground Floor	5,646	524
First Floor	606	56
Total	6,252	580

Total Combined	12,690	1,179
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ALL ENQUIRIES



JAMES SAXBY
07801 667 692
james.saxby@eu.jll.com

THOMAS BEWES
07783510830
thomas.bewes@eu.jll.com



ADAM TINDALL
07776 211 722
adam@cokegearing.co.uk

JLL for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by extension or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared October 2021. Designed by threesixtygroup

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details available on application.

SERVICES

We understand all mains services including water, drainage, gas and three phase power are connected to the property, however in going tenants should satisfy themselves in this regard.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

RENT

Rent on application.

EPC

Available upon request.

BUSINESS RATES

Upon enquiry.