

FROM **UNITS TO LET**
1,915 ft²



WELL-ESTABLISHED
LOCATION



IMMEDIATE ACCESS
TO A312 & M4



15-MIN WALK TO
TOWN CENTRE



www.ipif.com/pasadena

INDUSTRIAL / WAREHOUSE UNITS TO LET

CHESTERFIELD WAY

PUMP LANE INDUSTRIAL ESTATE, HAYES, UB3 3NQ





DESCRIPTION

Units 6 and 9 are terraced modern industrial/warehouse units of steel portal frame construction with part brick part block elevations beneath pitched roofs. In addition to the warehouse accommodation the units benefit from purpose built offices, WC and kitchenette facilities along with allocated parking / loading.

Both units are to be extensively refurbished.

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

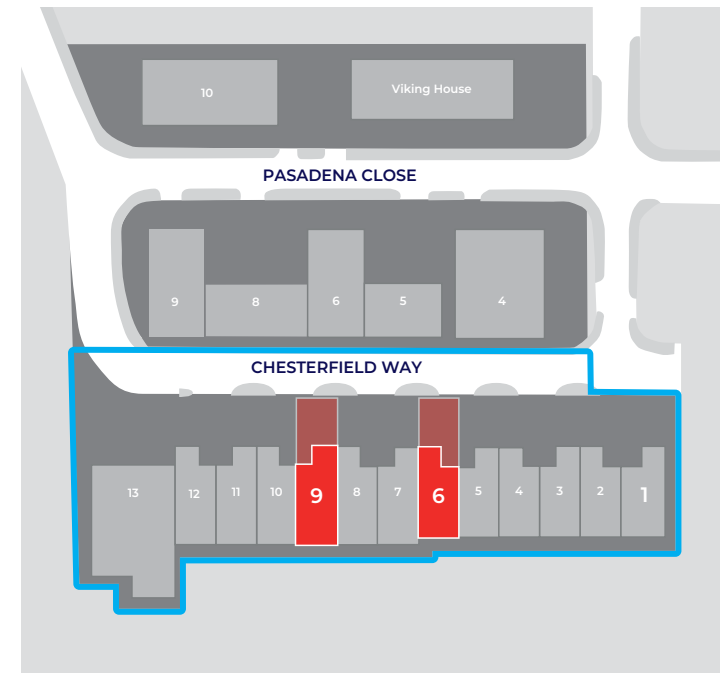
UNIT 6	FT ²	M ²
Offices/Ancillary	441	41
Warehouse	1,474	137
TOTAL	1,915	178

UNIT 9	FT ²	M ²
Offices/Ancillary	427	40
Warehouse	1,773	165
TOTAL	2,200	205

REFURBISHMENT SPECIFICATION

- 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
- 5.2m eaves rising to 5.5m
- Loading door 4m (H) x 3m (W)
- Purpose built office
- WC welfare facilities
- Kitchenette
- 3 phase electricity





INDICATIVE IMAGE

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.

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



Rachel Sharman
rachel.sharman@ipif.co.uk



Thomas Bond
thomas.bond@jll.com

Harry Tanner
harry.tanner@jll.com



Callum Moloney
callum.moloney@logixproperty.com

Alex Kington
alex.kington@logixproperty.com