



To Let

Industrial Unit To Let

- Minimum eaves height of 4.7m rising to an apex of 6m
- Two electric roller shutter door approx. 4.4m high and 3.5m wide
- Good loading area and good parking provisions
- Self contained site
- Nearby occupiers include Howdens, Travis Perkins & Screwfix

Units 2-3, Pasadena Trading Estate

North Place, Edinburgh Way, Harlow, CM20 2SL

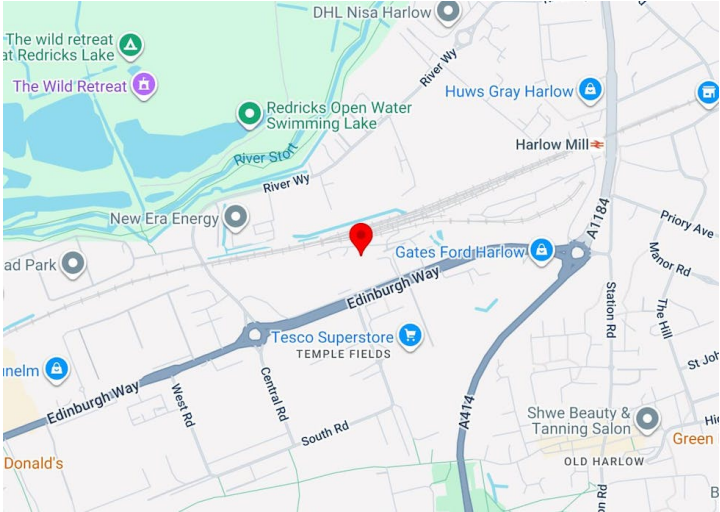
12,705 sq ft

1,180.33 sq m

Reference: #48715

Units 2-3, Pasadena Trading Estate

North Place, Edinburgh Way, Harlow, CM20 2SL



Summary

Available Size	12,705 sq ft / 1,180.33 sq m
EPC	B (37)

Description

The industrial premises comprise two semi detached industrial/warehouse units of steel portal frame construction with part brick and part steel profile elevations under a pitched corrugated roof. The property is arranged to provide ground floor industrial/warehouse space incorporating an open plan office, cloakroom facilities and a kitchenette. Further offices are provided at first floor level. There is a minimum eaves height of 4.7m rising to an apex of 6m. The unit has two electric roller shutter door approx. 4.4m high and 3.5m wide. Externally there is a secure loading area and good parking provisions.

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 the main thoroughfare, providing direct access to the M11 motorway. Major occupiers within the area include Howdens, Travis Perkins, Kwik Fit, Screwfix, Tesco, Seat Skoda and Volkswagen.

Specification

- Minimum eaves height of 4.7m rising to an apex of 6m
- Two electric roller shutter door approx. 4.4m high and 3.5m wide
- Office facilities
- Good loading area and good parking provisions
- Self contained site
- Kitchenette
- WCs

Terms

Available via a new lease on terms to be agreed.

Services

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Legal Costs

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

Business Rates

The property has a rateable value of £95,000 equating to rates payable of circa £51,870 per annum, assuming a UBR of 54.6p

VAT

VAT chargeable at the current rate.

James Saxby

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