

UNIT TO LET

2,389 ft² (222 m²)



FULLY
REFURBISHED



4.0M EAVES
RISING TO 5.4M



GREAT ACCESS
TO THE A312



www.ipif.com/pasadena-close

INDUSTRIAL/WAREHOUSE UNIT TO LET

UNIT 5, PASADENA CLOSE
PUMP LANE, HAYES, UB3 3NQ

IPIF



LOCATION

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.

DESCRIPTION

The unit comprises a semi-detached warehouse with offices at ground level. The building is of steel truss construction with brick elevations and pitched roof. The unit benefits from having a large yard with parking as well as a full height roller shutter loading door.



SPECIFICATION

- To be refurbished
- 4.0m eaves height, rising to 5.4m at apex
- Ground floor offices
- Full height electric loading door
- Large yard and parking area
- Great access to the A312

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 5	M ²	FT ²
Ground Floor Warehouse	193	2,076
Ground Floor Offices	29	313
Total	222	2,389



LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Occupiers are advised to make their own enquiries with the local authority to confirm the rates payable figures.

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 the transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

TBC

On behalf of the Landlord



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