

TO LET

**DETACHED MODERN INDUSTRIAL/WAREHOUSE UNIT
WITH GOOD PARKING AND LOADING
POTENTIAL FOR GATED/FENCED SECURITY
5,089 SQ FT (472.80 SQ M)**



**UNIT 4 PASADENA TRADING ESTATE
NORTH PLACE OFF EDINBURGH WAY
HARLOW CM20 2SL**

See important notice overleaf

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UNIT 4 PASADENA TRADING ESTATE NORTH PLACE OFF EDINBURGH WAY HARLOW CM20 2SL

DESCRIPTION & SITUATION

The premises comprise a detached single storey industrial/warehouse unit of sheet portal frame construction with part brick and part steel profile elevations under a pitched corrugated roof. The unit 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. Externally there is a good loading and parking area.

The premises are situated on the south side of North Place which is directly accessed off the 414 Edinburgh Way which provides access to junction 7 of the M11 which links with junction 27 of the M25. The M11 also provides direct access to Stanstead Airport, Cambridge and London. Harlow Mill train station is within 10 minutes walk and a number of bus routes serve the local area. There are also a number of retail parks and Tesco's approximately 5 minutes walk.

FEATURES

- DETACHED MODERN UNIT
- EAVES HEIGHT 5.42M/17FT 9INS (APEX 6.48M/21FT 3INS)
- ELECTRIC ROLLER SHUTTER LOADING DOOR APPROX 4.6M HIGH (15FT 1IN) AND 4.29M WIDE (14FT 1IN)
- SELF CONTAINED LOADING AND PARKING AREA
- SODIUM LIGHTING AND FLUORESCENT LIGHT FITTINGS
- 3 PHASE POWER
- POWRMATIC GAS BLOWER
- GAS CENTRAL HEATING TO OFFICES
- UP TO 12 CAR PARKING SPACES DOUBLE PARKED

FLOOR AREAS

All dimensions and areas are approximate only

Ground Floor Industrial /warehouse including office/reception area	422.59 sq m	4,549 sq ft
First Floor Offices	50.21 sq m	540 sq ft
Total Area	472.80 sq m	5,089 sq ft

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

On Application

RATES

From verbal enquiry with the charging authority.
Rateable value £34,500
Rates payable 2009/2010 £16,733

LEGAL COSTS

Both parties reasonable legal costs are to be borne by the ingoing tenant.

VIEWING

Contact

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Important Notice

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(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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