

UNIT 12 PASADENA TRADING ESTATE, PASADENA CLOSE, HAYES, MIDDLESEX, UB3 3NQ



INDUSTRIAL / WAREHOUSE UNIT TO LET

10,002 sq ft (929.22 sq m)

Location

The unit is located on the well-established Pump Lane Industrial Estate, which is accessed off the A312, Hayes By Pass. The A312 itself provides direct access to Junction 3 of the M4 to the south and A40/M40 to the north. Heathrow Cargo Terminal is circa 6 miles to the unit. Hayes & Harlington Railway Station is within 1 mile which will form part of the Crossrail's Elizabeth Line in 2021 providing direct services to Bond Street in 20 minutes.

Description

The unit offers a good yard with generous parking on a secure clean estate. The unit also offers additional parking/storage adjacent to the warehouse.

Accommodation (approx)

Unit 12	SQ FT	SQM
Warehouse	8,107	753.16
Ground & First Floor office	1,895	176.06
TOTAL	10,002	929.22

Key Benefits

- ✓ 6m eaves height
- ✓ Steel portal frame construction
- ✓ Level access loading doors
- ✓ 25+ Parking plus additional for the yard



Axis Two, Hurricane Way, Axis Park, Langley, Berkshire, SL3 8AG

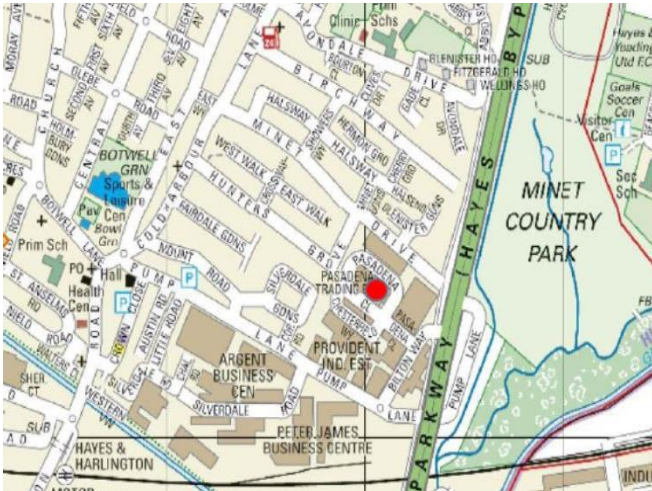
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Location Plans



EPC

Energy Performance Asset Rating – C74

Legal Costs

Each party to bear their own legal costs.

For further information contact:

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March 21

Rent

On application

Rates

Interested parties are to make their own enquiries

Terms

The unit is available by way of sublet, assignment or potential new lease(s).

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