







## Industrial Unit | **TO LET**

12,705 sq ft | 1,180 sq m (approx.)

Units 2 & 3, Pasadena Trading Estate, North Place, Edinburgh Way, Harlow, Essex CM20 2SL

-  Located on an established industrial estate
-  Self-contained site with secure yard
-  Nearby national trade operators
-  Available via an FRI lease on terms to be agreed

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## 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.

## Description

The industrial premises comprise two semi-detached industrial/warehouse units 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. The unit benefits from 3 phase electricity. There is a minimum eaves height of 4.7 m rising to an apex of 6 m. The unit has two electric roller shutter doors approx. 4.4 m high and 3.5 m wide. Externally there is a good loading area and good parking provisions.

This unit has previously been extensively refurbished including a completely new roof fitted in 2021 with solar panels.

## Accommodation

GIA approx.                      12,705 sq ft                      1,180 sq m

## Rent

£175,000 per annum

## Insurance

Contact Agent for further details



## 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

## 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 will be responsible for their own legal costs incurred in the transaction.

## Terms

The property is available by way of a fully repairing and insuring lease, terms to be agreed.

## EPC

B - 37

## VAT

VAT chargeable at the current rate.

## Viewings

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