

Unit 4 Pasadena Trading Estate, North Place, Edinburgh Way, Harlow

CM20 2SL

# INDUSTRIAL UNIT **FOR SALE / TO LET**

5,047 sq ft    469 sq m (approximately)



- Prime industrial unit
- Located on an established industrial estate
- Close proximity to the M11, providing fast access to the M25
- Nearby occupiers include Howdens, Travis Perkins & Screwfix

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

## 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 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. There is a minimum eaves height of 5.42m rising to an apex of 6.48m. The unit has an electric roller shutter door approx. 4.6m high and 4.29m wide. Externally there is a good loading area with 15m depth and good parking provisions.

## Accommodation

Warehouse/Trade Counter:	approx. 3,993 sq ft	371 sq m
GF Office/WC/reception:	approx. 527 sq ft	49 sq m
FF Office:	approx. 527 sq ft	49 sq m
<b>Total</b>	<b>approx. 5,047 sq m</b>	<b>469 sq ft</b>

## EPC

C - 74.

## Terms

The property is available freehold or on a new fully repairing and insuring lease on terms to be agreed.

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## Rent

£63,000 per annum exclusive.

## Price

Offers in excess of £850,000

## Business Rates

The property has a rateable value of £44,750, equating to rates payable of circa £22,330.25 per annum, assuming a UBR of 49.9p

## VAT

VAT chargeable at the current rate.

## Services

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested.

## Legal Costs

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

Viewings available via sole agent:

**Toby Pemberton**

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