

**TO LET**

6,570–17,710 SQ FT

[eastmanedge.com](http://eastmanedge.com)

11 new premium warehouse units  
in the heart of North West London

# EASTMAN EDGE

**INDUSTRIAL ESTATE**

Harrow – HA1 4WL

 cheeks.snaps.photo





# EASTMAN EDGE

## INDUSTRIAL ESTATE

**Available now** – a new hub for trade, logistics and modern enterprise. High-spec industrial/warehouse units in a strategic North West London location, with a focus on efficiency and connectivity.



Unit 1



Unit 1





Excellent natural light



Electric level loading doors



Clear internal eaves heights – Unit 1: 8m, Units 2-11: 10m



EPC Rating A



Shower facilities



Fully heated and cooled offices



Raised floors to offices



PV panels on all units



24/7 access



18.57m yard depth



50 kN/m<sup>2</sup> floor loading



Flexibility to install mezzanines



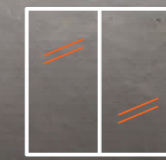
DDA Compliant



Suitable for B1(c), B2, and B8 classes



Low energy LED lighting



Solar controlled double glazing



Cycle storage



Electric charging ports

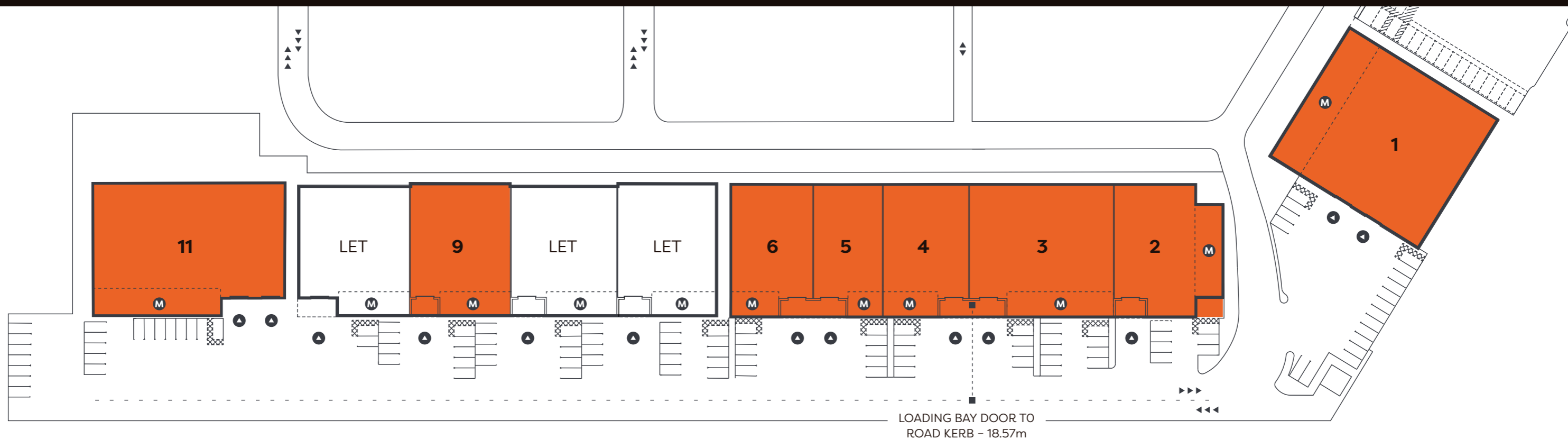
# KEY FEATURES

Grade A industrial units with office space designed to be low maintenance with low running costs. The overall scheme also exceeds Building Regulations requirements for thermal performance and energy usage.

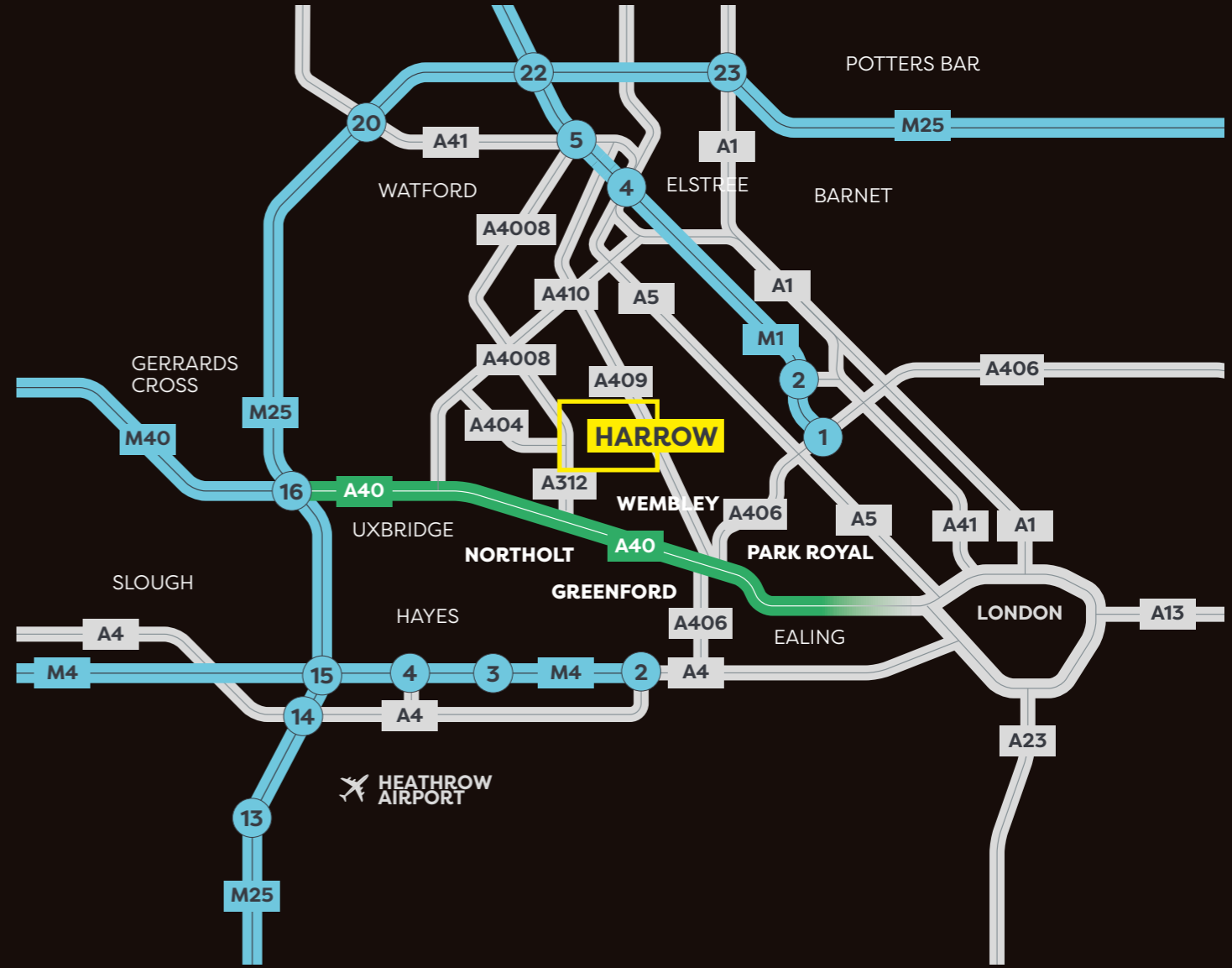
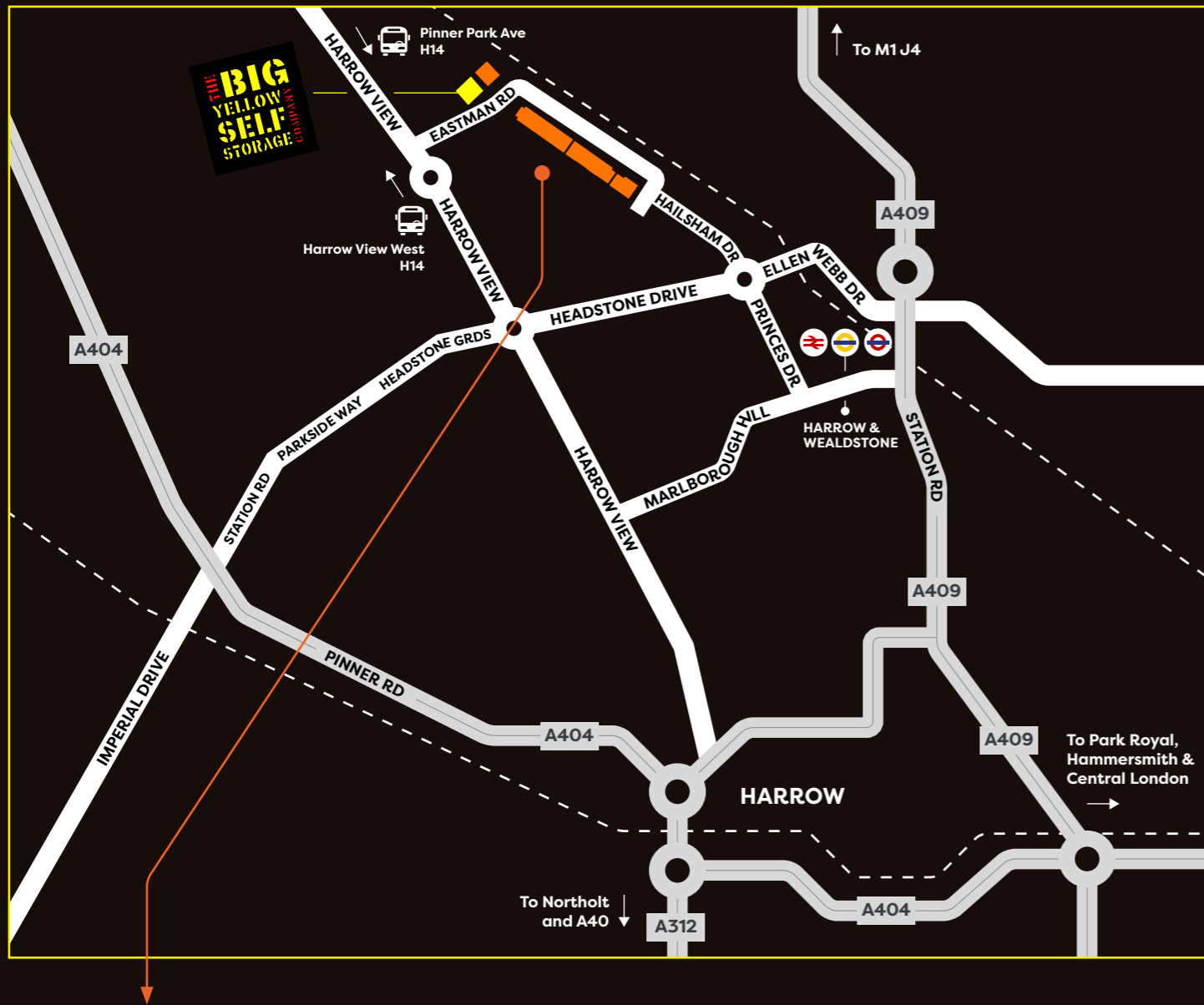


# AVAILABILITY

UNIT	GROUND FLOOR	FIRST FLOOR OFFICE	TOTAL (GEA)	CAR PARKING SPACES (EV CHARGE POINTS)
1	14,908 sq ft	2,802 sq ft	17,710 sq ft	18 (2)
2	7,567 sq ft	1,618 sq ft	9,185 sq ft	7 (2)
3	10,863 sq ft	2,761 sq ft	13,624 sq ft	12 (2)
4	6,450 sq ft	1,638 sq ft	8,088 sq ft	5 (2)
5	5,239 sq ft	1,331 sq ft	6,570 sq ft	5 (2)
6	6,241 sq ft	1,595 sq ft	7,836 sq ft	5 (2)
7		LET		
8		LET		
9	7,547 sq ft	1,866 sq ft	9,413 sq ft	9 (2)
10		LET		
11	13,833 sq ft	2,568 sq ft	16,451 sq ft	12 (2)



▲ Loading Bay    M Offices



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Within a 10 minute walk to Harrow & Wealdstone Station for quick access to Central London



Easy access to the A40, A401, and Heathrow Airport - located outside ULEZ



By car	mins
Harrow & Wealdstone Station	4
A41	10
A40	15
Heathrow Airport	35

Source: Google Maps



By rail	mins
London Euston	13
Bank	39
London Waterloo	48
Canary Wharf	54

Source: National Rail

# LOCATION





Unit 2



Unit 1



Unit 2



Unit 1



Unit 1



Unit 1

**GALLERY - CLICK HERE TO VIEW THE ONLINE GALLERY**



## TERMS

Units are available by way of new full repairing and insuring leases. Please contact the letting agents for further details.

## LEGAL COSTS

Each party to bear their own legal costs.

## BUSINESS RATES

Occupiers are invited to make their own enquiries with the Valuation Office Agency (VOA).

## VAT

VAT Applicable.



colliers.com/uk/industrial

**01895 813 344**  
**020 7935 4499**

### GEORGIA PIRBHAI

+44 7599 533 143  
georgia.pirbhai@colliers.com

### STAN GIBSON

+44 7776 605 378  
stanley.gibson@colliers.com



**020 7493 4933**

jll.co.uk/property

### JAMES MILLER

+44 7702 975 222  
james.miller@jll.com

### KATY KENEALY

+44 7892 704 393  
katy.kenealy@jll.com



**020 7629 8171**

**KnightFrank.co.uk**

### GUS HASLAM

+44 7885 596 877  
gus.haslam@knightfrank.com

### CHARLIE PERKINS

+44 7974 366 158  
charlie.perkins@knightfrank.com

### OLIVER WALLIS

+44 7976 666 776  
oliver.wallis@knightfrank.com

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