

TO LET

6,570–17,710 SQ FT

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/m² floor loading



Flexibility to install mezzanines



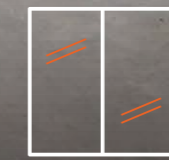
DDA Compliant



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



Low energy LED lighting



Solar controlled double glazing



Cycle storage



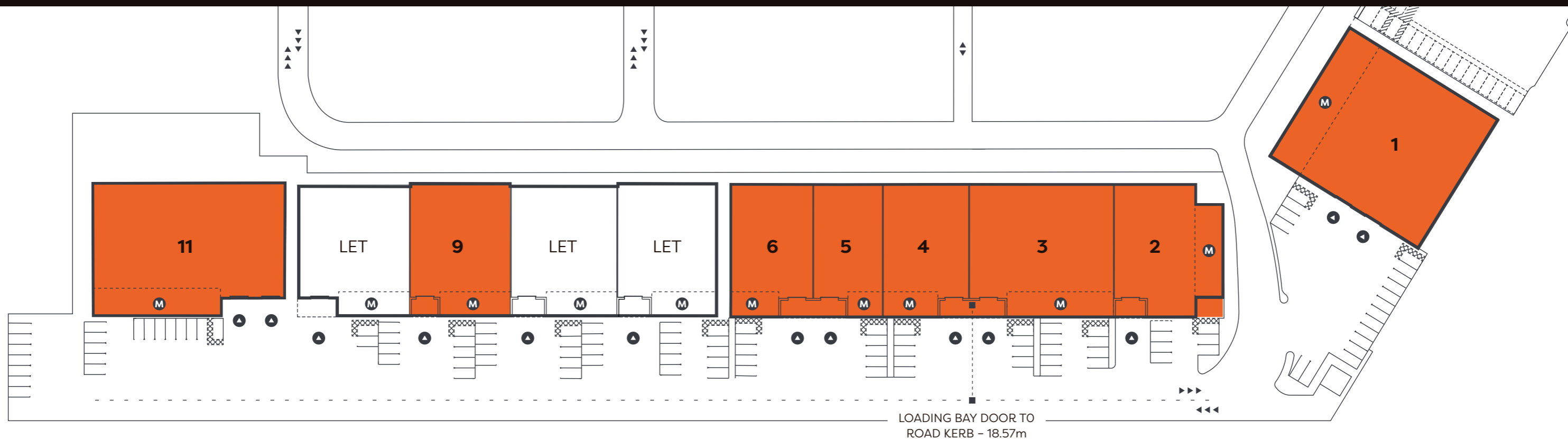
Electric charging ports

KEY FEATURES

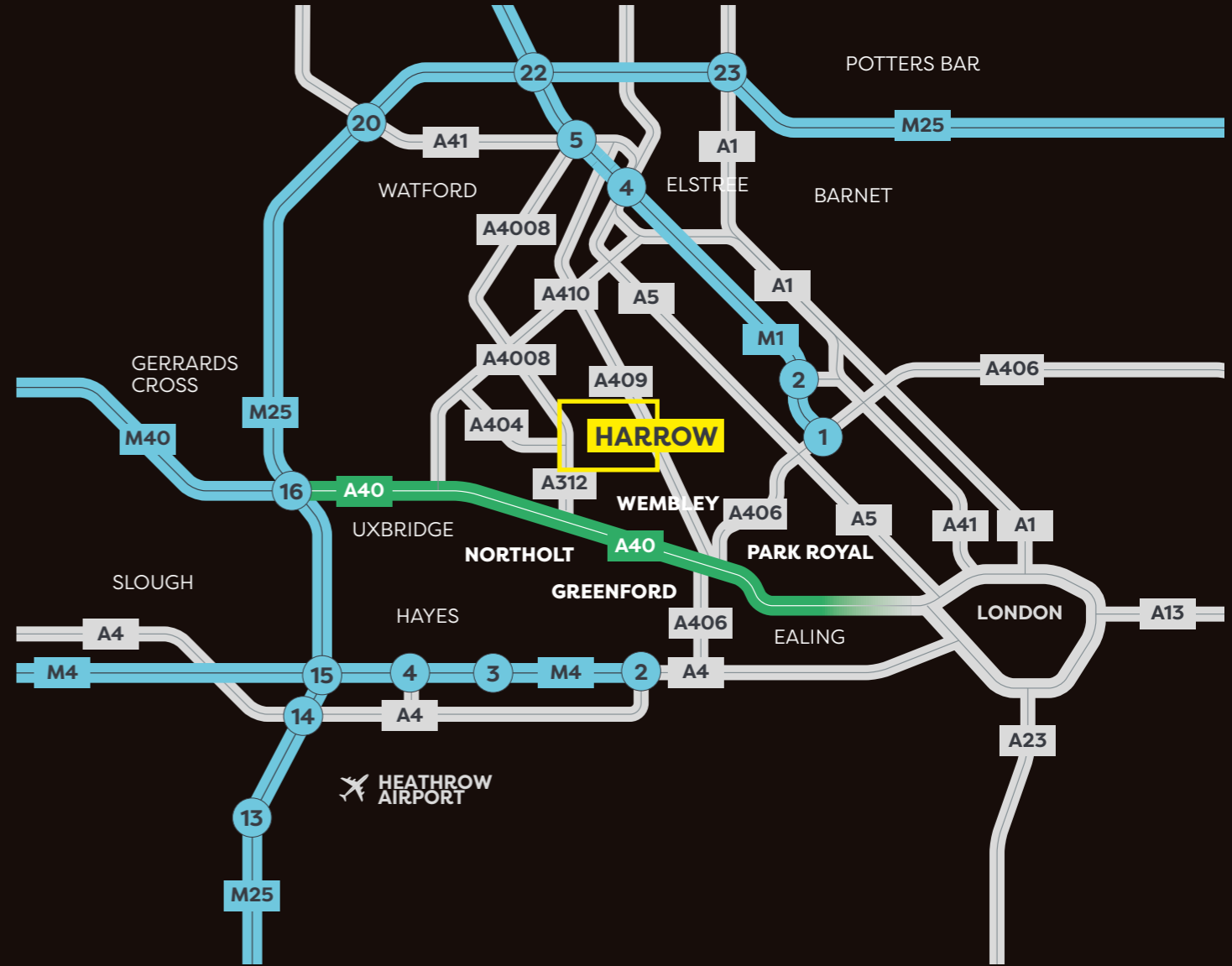
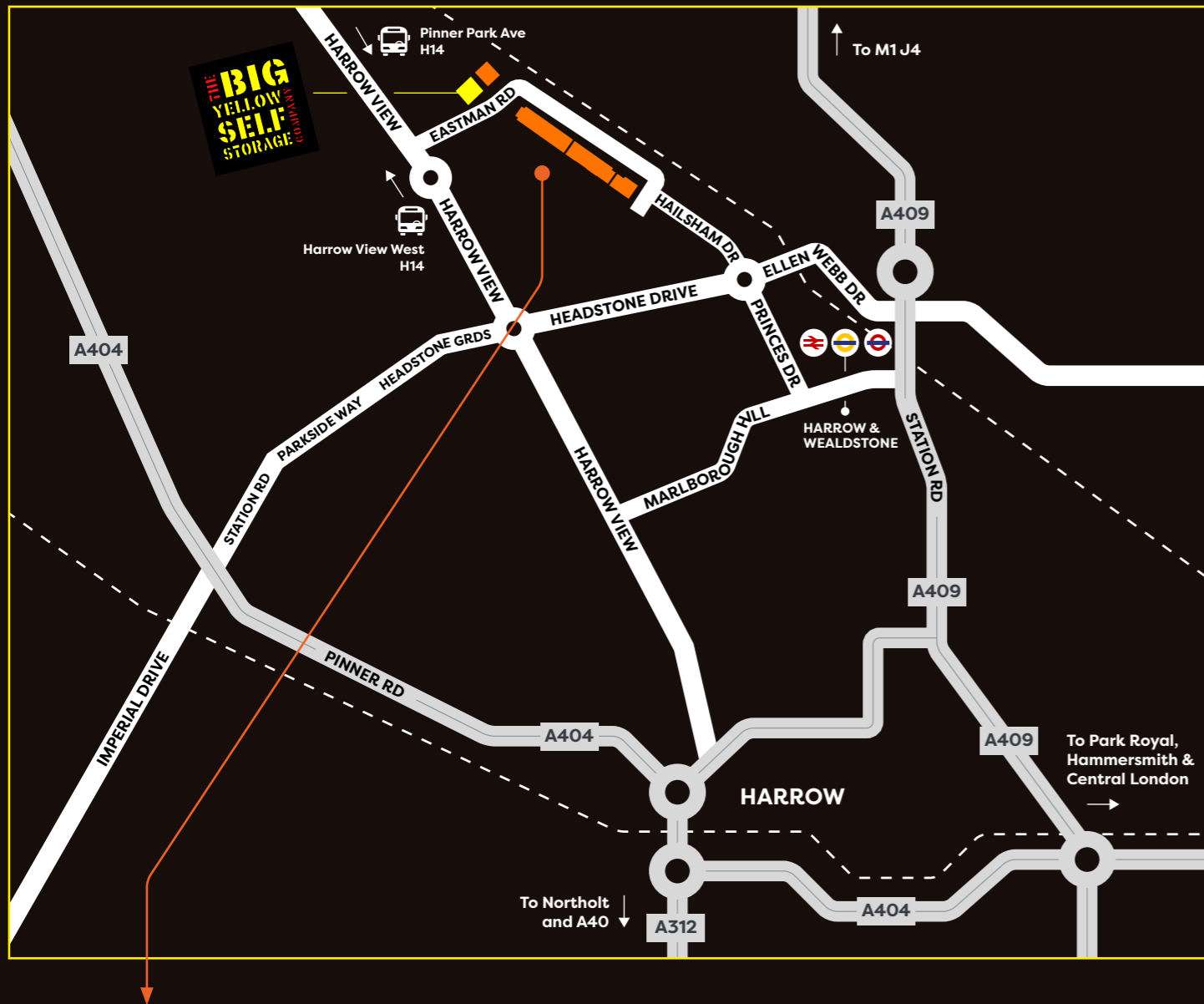
Grade A industrial units with office space designed to be low maintenance with low running costs. The overall scheme also exceeds Building Regulations requirements for thermal performance and energy usage.

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



EASTMAN EDGE INDUSTRIAL ESTATE

Harrow HA1 4WL

 cheeks.snaps.photo



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

eastmanedge.com

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
colliers.com/uk/industrial
01895 813 344
020 7935 4499



JLL®
020 7493 4933
jll.co.uk/property



Knight Frank
020 7629 8171
KnightFrank.co.uk

GEORGIA PIRBHAI

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

STAN GIBSON

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

YC LAU

+44 7551 383 904
yc.lau@colliers.com

JAMES MILLER

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

KATY KENEALY

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

NICHOLAS PETERS

+44 7842 301 063
nicholas.peters@jll.com

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

EASTMAN EDGE

INDUSTRIAL ESTATE

Harrow – HA1 4WL

 cheeks.snaps.photo

MISREPRESENTATION ACT

Colliers International, JLL and Knight Frank give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Colliers International, JLL and Knight Frank has any authority to make any representation or warranty whatsoever in relation to this property.

March 2025.