

TO LET

6,570–17,710 SQ FT

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

EASTMAN EDGE

INDUSTRIAL ESTATE

Harrow – HA1 4WL

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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



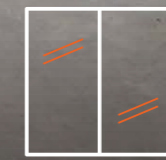
DDA Compliant



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



Low energy LED lighting



Solar controlled double glazing



Cycle storage



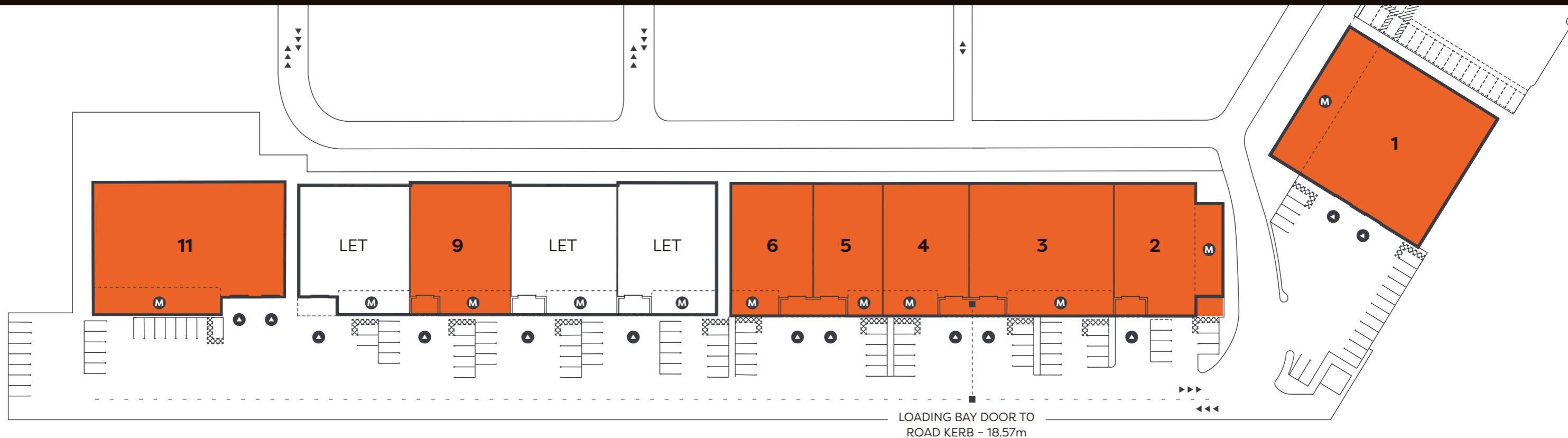
Electric charging ports

KEY FEATURES

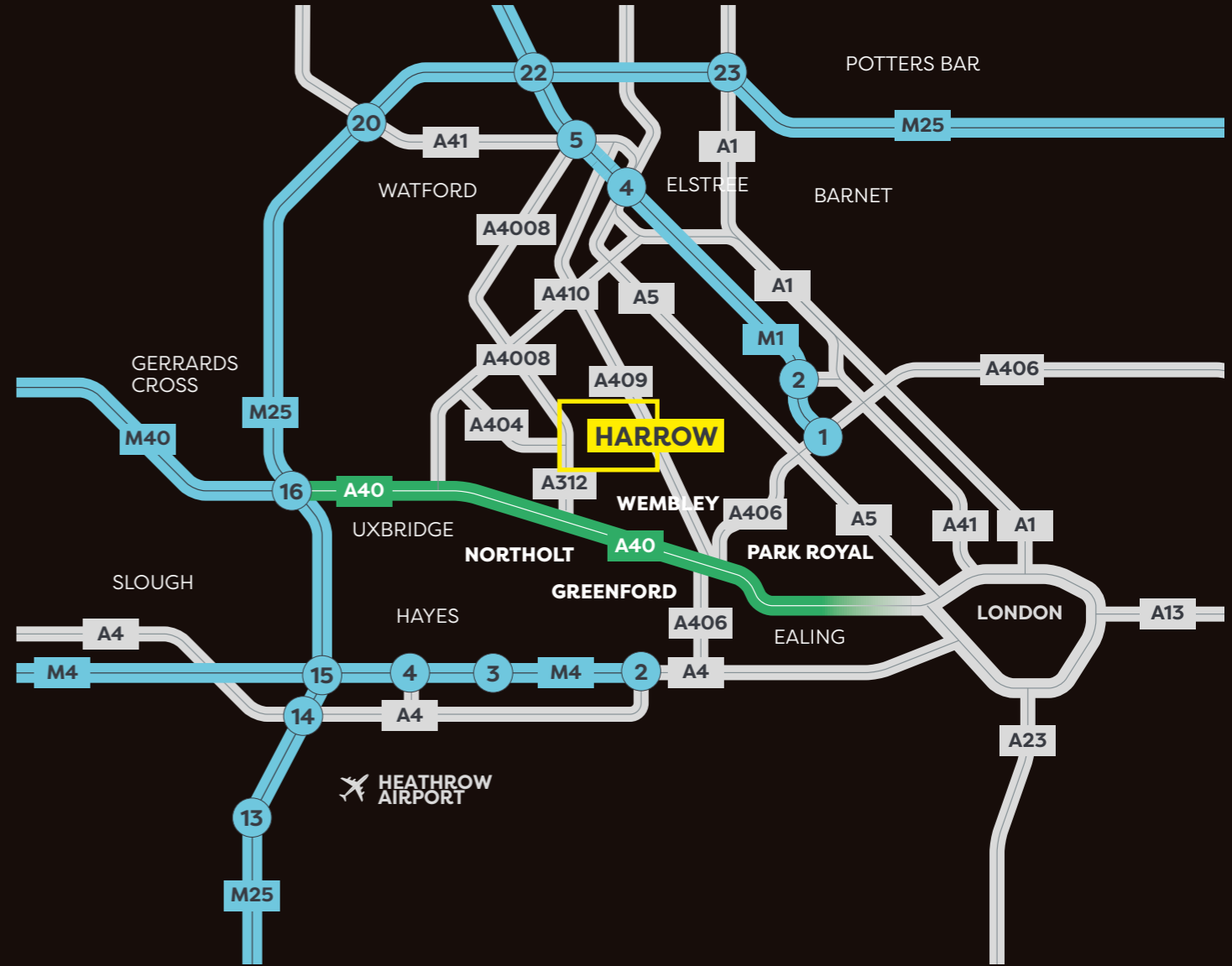
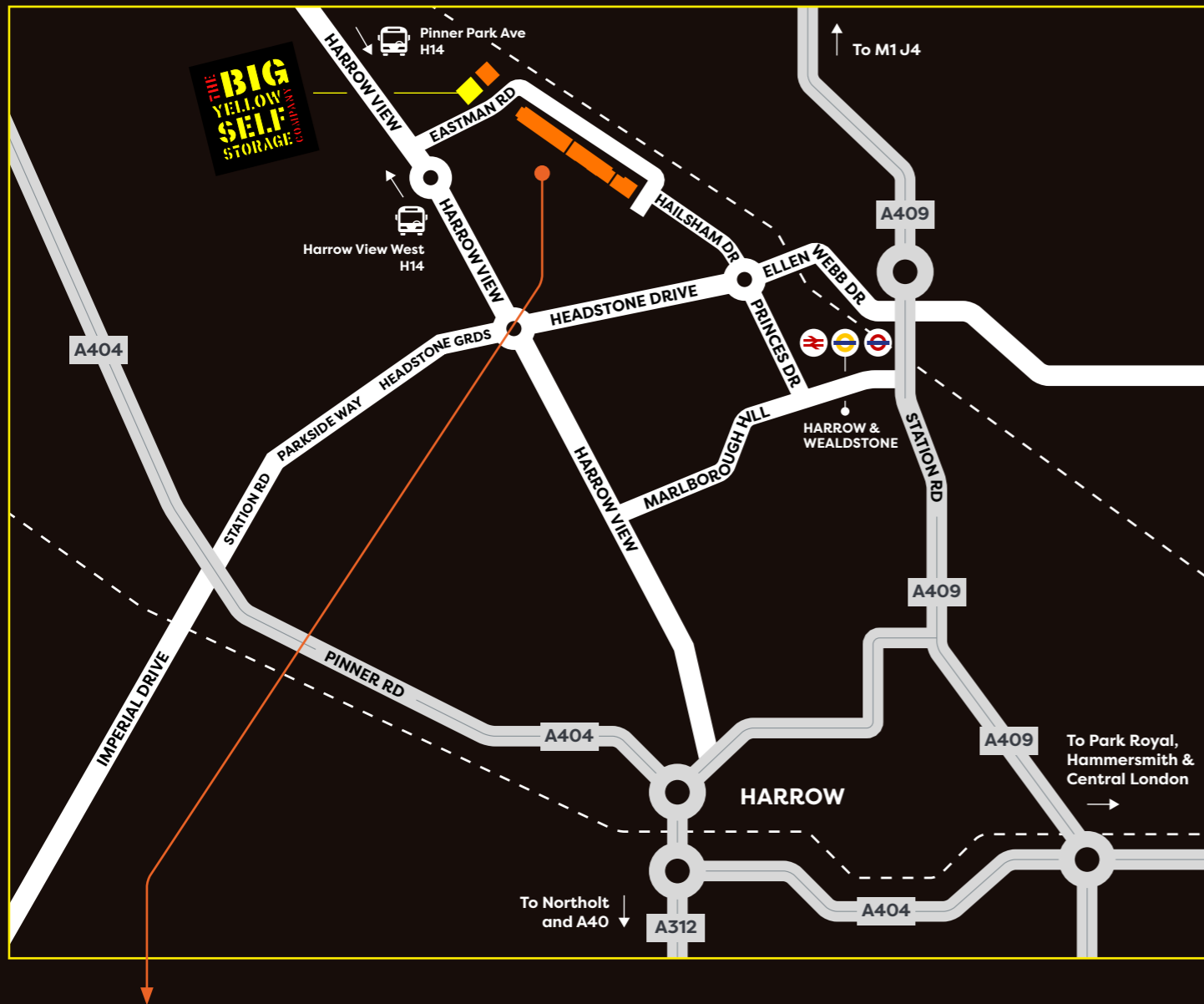
Grade A industrial units with office space designed to be low maintenance with low running costs. The overall scheme also exceeds Building Regulations requirements for thermal performance and energy usage.

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



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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



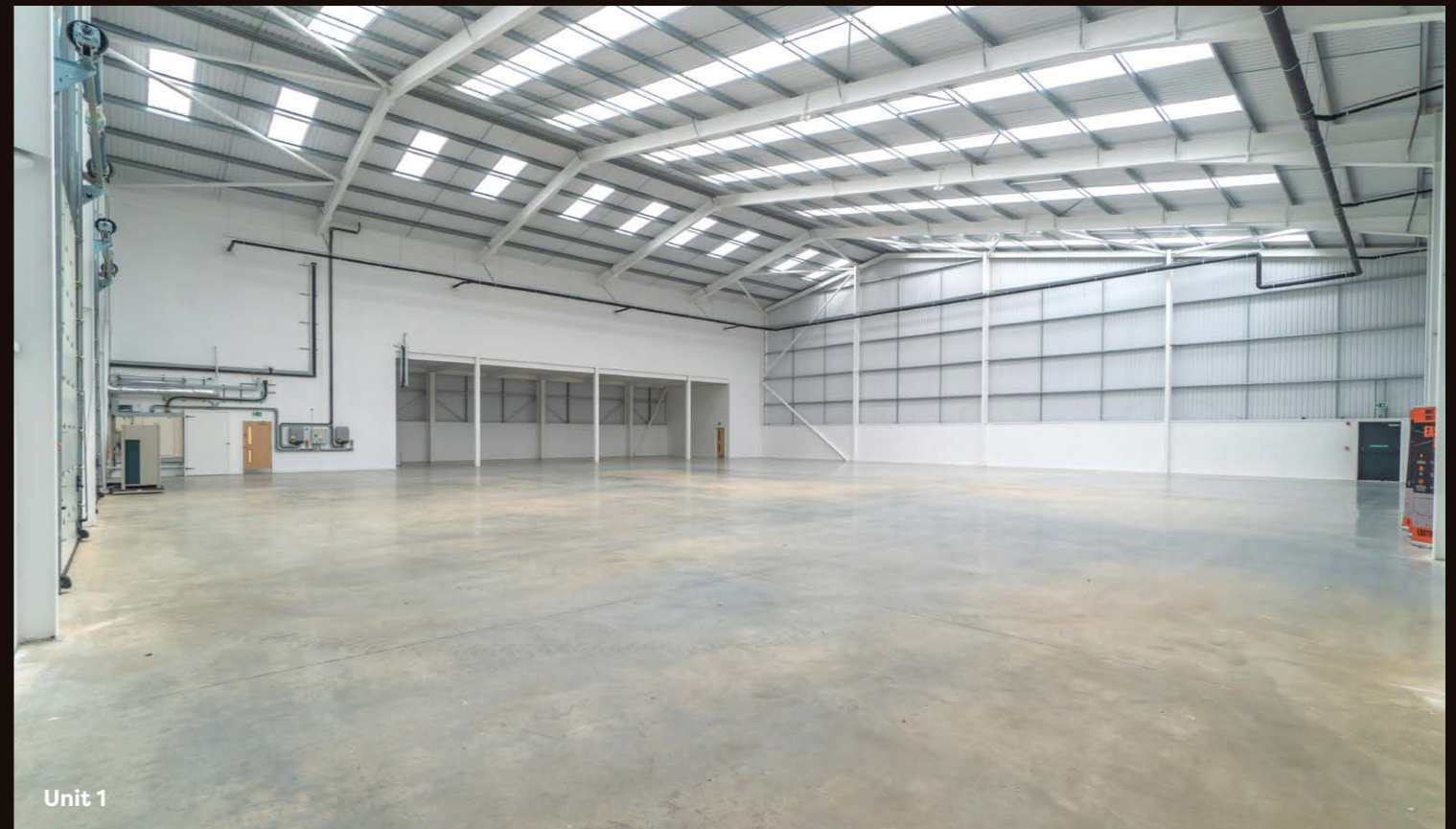
By rail	mins
London Euston	13
Bank	39
London Waterloo	48
Canary Wharf	54

Source: National Rail

LOCATION



Unit 2



Unit 1



Unit 2



Unit 1



Unit 1



Unit 1

GALLERY - CLICK HERE TO VIEW THE ONLINE GALLERY

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.



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November 2024.