

EASTMAN EDGE



AN EPICENTRE FOR THE
INDUSTRIOUS

eastmanedge.com

11 new premium warehouse units
in the heart of West London

Harrow – HA1 4WL



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Eastman Edge rests on the edge of history, a storied patch of Harrow once home to the famous Kodak processing plant. As one chapter comes to a close, another is ready to carry its legacy.

 1891 –
Eastman Kodak opens
its doors



Available now, a new hub for trade, logistics and modern enterprise. Sitting on a focal point of a bygone era the site will offer 11 high-spec units in a sought-after West London location.

 2023 –
Eastman Edge welcomes
new business

EASTMAN EDGE

**PREMIUM
WAREHOUSE UNITS
IN THE HEART OF
WEST LONDON**



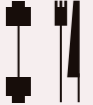
11 flexible units in a strategic West London location with a focus on efficiency and connectivity. Eastman Edge is an ideal space for all things industrious — from logistic services to online retailers.



Located within a 10 minute walk to Harrow & Wealdstone station enabling quick commuter links to Central London. Easy access to the A40, A401 and Heathrow Airport. Eastman Edge is situated outside the ULEZ – the ultra low emission zone.



Airtight units with fully heated office space, generous eaves height and wellness features.



Part of a comprehensive mixed use regeneration project of the Kodak site.





GALLERY





WELLNESS FEATURES

- + Wellness Corner – where building users can sit outside and enjoy a landscaped environment
- + Green Links throughout the estate for fitness activities
- + Maximum sunlight to office space
- + Plenty of cycle storage space



Eastman Edge combines grade-A industrial units and office space with green space, with a focus on people. Underlying principles have informed designs for the enhanced health, wellbeing, and productivity of occupants. Units are designed to be low maintenance with low running costs while the overall scheme also exceeds Building Regulations requirements for thermal performance and energy usage.

FEATURES



Clear internal heights
(Unit 1: 8m, Units 2–11: 10m)



50 kN/m² Floor Loading



24/7 Access



PV panels on all units



Shower Facilities



Electric Charging Ports

PLANS



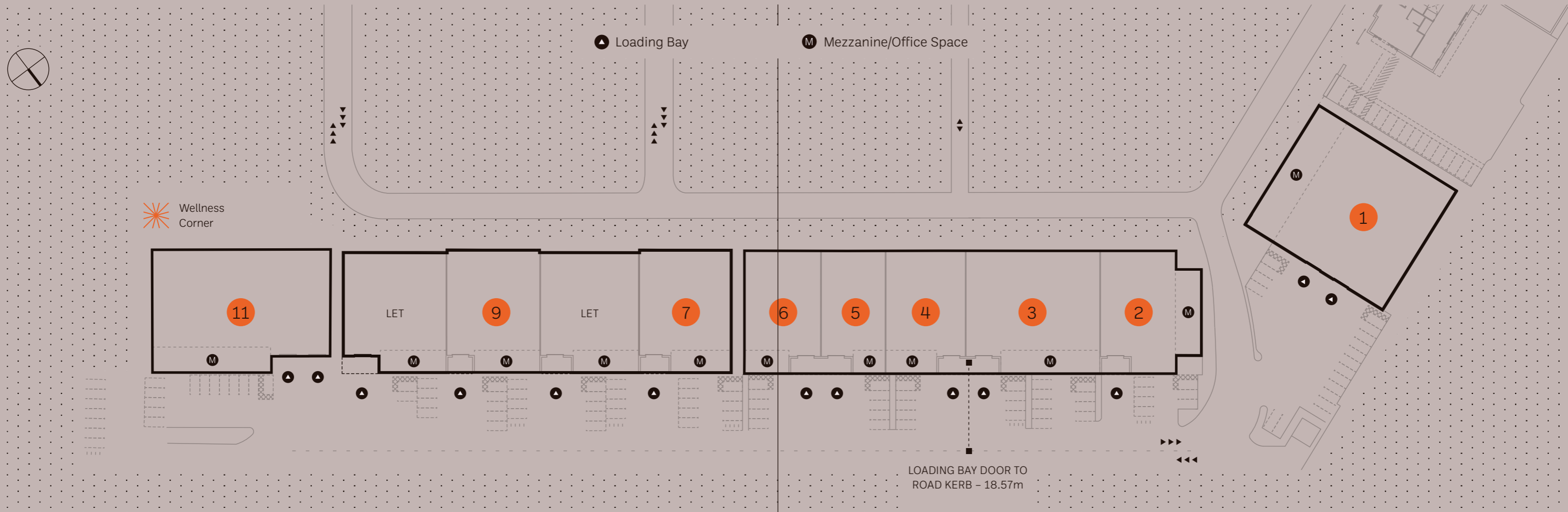
SPECIFICATION

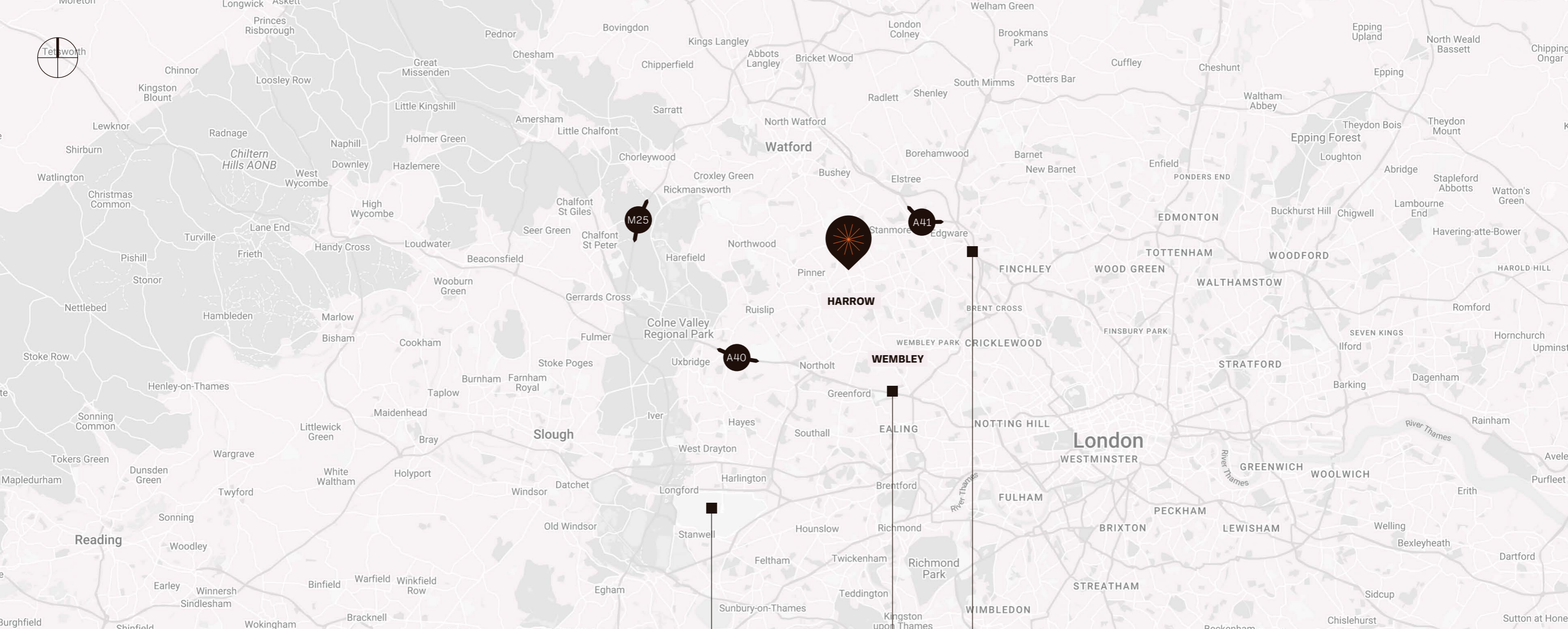
- + Natural light
- + 24/7 access
- + Motorised loading doors
- + DDA compliant
- + Yard depths for HGVs
- + Loading bay door to road kerb – 18.57m
- + Flexibility to install mezzanines
- + Shower facilities
- + Suitable for classes B1(c), B2, B8
- + EPC of A – targeted

OFFICE SPACE

- + Fully heated and cooled
- + Solar controlled double glazing
- + Raised floor
- + Low energy LED lighting

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL (GEA)	CAR PARKING SPACES
1	14,908 sq ft	2,802 sq ft	17,710 sq ft	18
2	7,567 sq ft	1,618 sq ft	9,185 sq ft	7
3	10,863 sq ft	2,761 sq ft	13,624 sq ft	12
4	6,450 sq ft	1,638 sq ft	8,088 sq ft	5
5	4,944 sq ft	1,325 sq ft	6,269 sq ft	5
6	6,241 sq ft	1,595 sq ft	7,836 sq ft	5
7	7,494 sq ft	1,848 sq ft	9,342 sq ft	8
8	LET			
9	7,547 sq ft	1,866 sq ft	9,413 sq ft	9
10	LET			
11	13,833 sq ft	2,568 sq ft	16,451 sq ft	12





Approximate travel times:

HEATHROW AIRPORT
35 min drive

A40 15 min drive
A41 10 min drive

EUSTON
13 mins

WATERLOO
35 mins

BANK
30 mins

CANARY WHARF
40 mins

LOCATION

With Harrow-on-the-Hill right on your doorstep, Harrow & Wealdstone station a 10-minute walk away and London Airports under one hour's drive away, your business is guaranteed to stay connected.



Eastman Edge is part of a comprehensive mixed use regeneration of the 40 acre former Kodak factory site, led by Barratt. This landmark site in Harrow will provide occupiers access to restaurants, gym, cafes and shops set around an expansive landscaped park.

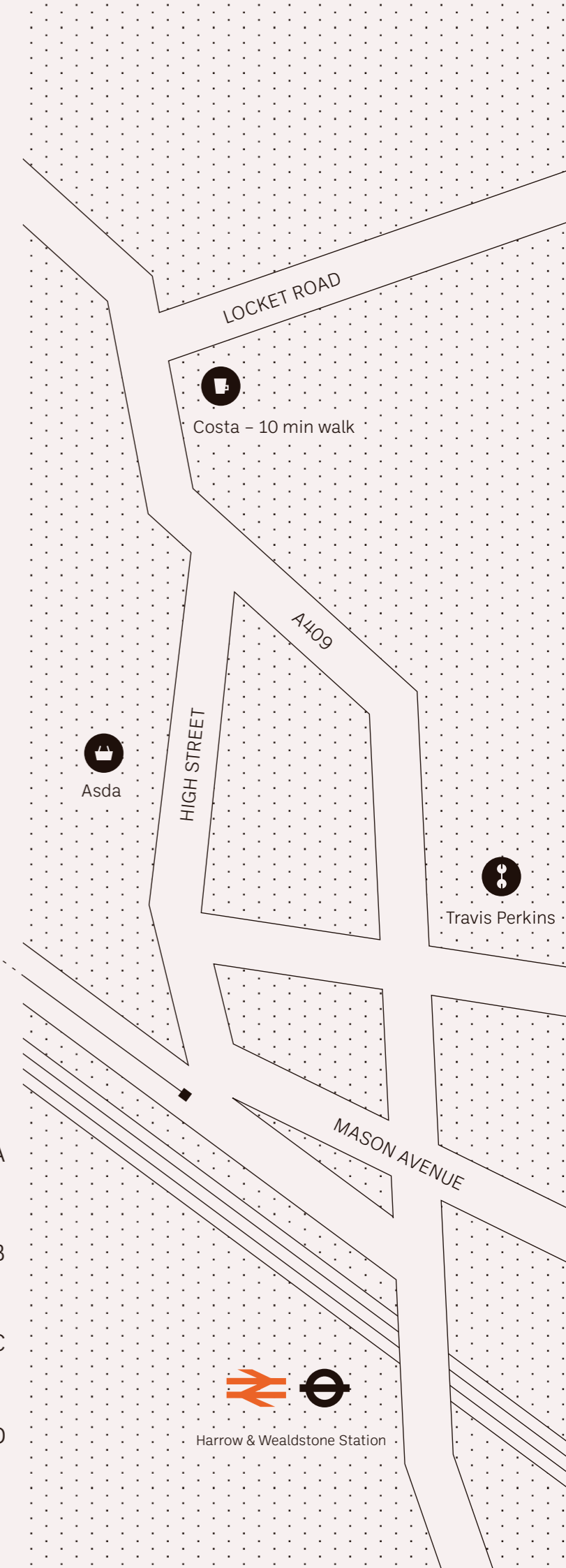
Find out more about Barratt's regeneration development here.

Harrow High Street – just a 10 minute walk away via Headstone Drive underpass



CAFE
GYM
RETAIL
HEALTHCARE

A
 B
 C
 D





WORK AND PLAY ON THE CUTTING EDGE

TERMS

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

ENQUIRIES

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EASTMAN EDGE

FOR MORE INFORMATION, FLOOR PLANS, CURRENT
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