

11 PINDAR ROAD, HODDESDON, EN11 0BZ



**ROADSIDE INDUSTRIAL
WAREHOUSE BUILDING**

10,500 SQ FT

TO LET

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LOCATION:

Immediately opposite the entrance to the Sainsbury warehouse this building holds a prominent location fronting onto the main Pindar Road industrial area.

From its junction with Essex Road there is quick access out onto the dual carriageway Dinant Link Road up to the A10 from where junction 25 of the M25 is 8 miles to the south. The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

There are massive £10+ million highway upgrade connecting the industrial areas out onto the Dinant Link Road with a new 4th spur onto the roundabout was opened in early 2021.

Current Hoddesdon occupiers include Sainsbury, Chep, LGC Forensics, PTS Plumbing Trade Supplies, Culina, Wolseley, Jewsons, XPO Logistics and Recall.

Rail serving London Liverpool Street is within 10 minutes walking distance.

Hoddesdon town centre offers a full range of retail, banking and restaurant facilities.

A10	-	1 mile
A414	-	2 miles
Junction 25, M25	-	8 miles
M11 Harlow	-	10 miles
A1/Hatfield	-	12 miles
Stansted Airport	-	23 miles
Luton Airport	-	24 miles
Heathrow Airport	-	46 miles

DESCRIPTION:

An industrial warehouse building of concrete portal frame construction under a pitched insulated roof incorporating light panels.

The warehouse is of regular shape to a depth of approximately 175' and having an existing roller shutter access point approximately half way along the flank elevation. The former front elevation roller shutter access point can be reinstated if required. There is parking within the front yard area which has palisade fencing to the boundary.

Ground floor factory warehouse	-	10,500 sq ft
Mezzanine floor	-	2,952 sq ft

The landlords may retained a small ground floor entrance point and first floor office.

All floor areas and dimensions are approximate.

- * Capable of providing a completely open plan warehouse floor plate
- * Possible for two roller shutter access points
- * 17'5.25 m eaves
- * WC and kitchen facilities
- * Lighting to warehouse
- * Fire and security alarms (untested)
- * Three phase power

CURRENT FIT OUT:

Previous occupiers installed significant mezzanine areas and fitted out in excess of 50% of the floor area to a quality showroom fashion to include display, meeting and recreational areas.

This fit out can be retained by a new occupier or alternatively the landlords will remove and stripping back to the original open plan warehouse format.

TERMS:

The whole to let on a new lease.

RENT:

£85,000 per annum exclusive.

VAT:

TBA.

RATEABLE VALUE:	We are anticipating an amended listing of approximately £49,000. Interested parties are advised to verify this information at www.voa.gov .
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
EPC RATING:	C53 green.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

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