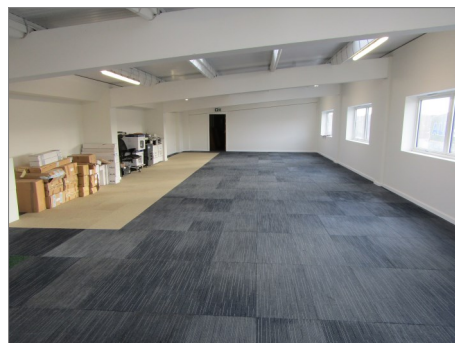
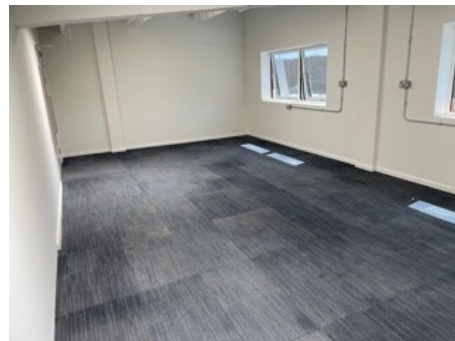


## GEDDINGS ROAD, HODDESDON, EN11 0NT



**B1 BUSINESS/OFFICE  
FLOOR PLATE**

**OPEN PLAN FORMAT**

**2,012 SQ FT**

**TO LET - NEW LEASE**

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**LOCATION:**

A landmark building occupying a prime and prominent corner location at the junction of Geddings Road and Essex Road at the entrance to Hoddesdon's main industrial warehousing and employment area.

A brand new access way is currently under construction from the Dinant Link Road roundabout into the employment area that will greatly enhance the visual approach and improve traffic flow.

There is virtual immediate dual carriageway access up to the A10 which adjoins junction 25 of the M25 approximately 6 miles to the south. The A414 skirts Hoddesdon to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

The town centre is within walking distance providing a full range of retail, banking and restaurant facilities.

The rail network is available from both Rye House and Broxbourne, the former within an approximate 10 minute walking distance and providing a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

**DESCRIPTION:**

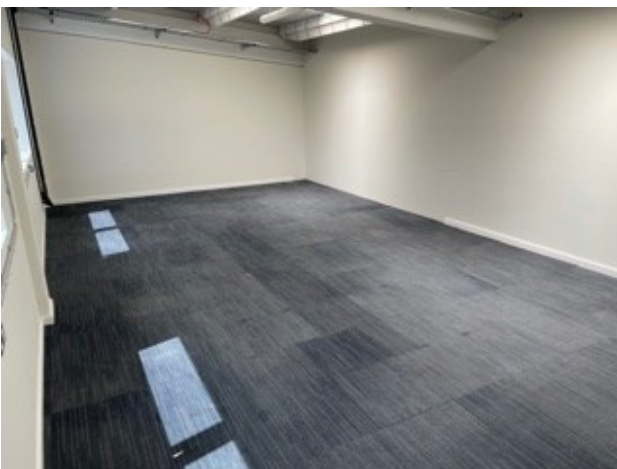
A completely open plan first floor B1 business/office floor plate as part of a larger detached building which has recently undergone a full refurbishment to include new roof, double glazed windows and cladding to the elevations.

This business space is entirely open plan at first floor level having a self contained entrance point from an external staircase.

**TOTAL - 2,012 sq ft GIA**

All dimensions and floor areas are approximate.

- \* Separate male and female toilet facilities
- \* Open plan format
- \* Kitchenette
- \* Secure gated site
- \* Parking
- \* Small power
- \* Carpets
- \* Lighting



<b>TERMS:</b>	The entire to let on a new lease.
<b>RENT:</b>	£25,200 per annum exclusive.
<b>SERVICE CHARGE:</b>	£375.00 per quarter.
<b>RATEABLE VALUE:</b>	TBA.
<b>LEGAL COSTS:</b>	Each party are to be responsible for their own legal costs.
<b>VAT:</b>	Applicable.
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

**C4651**

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