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Belcon Industrial Estate

Refurbished industrial unit on a secure site

48,468 sq ft – to let

OVERVIEW

This modern, fully refurbished detached industrial unit features a single-storey design with integrated two-storey office space.

Situated in a well-connected location within a secure, fenced yard with gated access, it offers both functionality and security for diverse business operations.

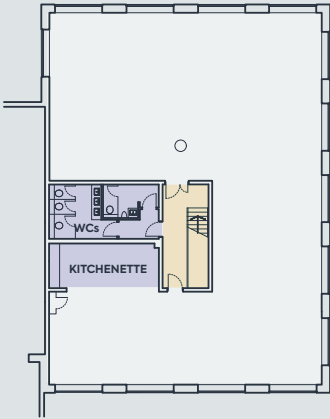


FLOOR PLANS

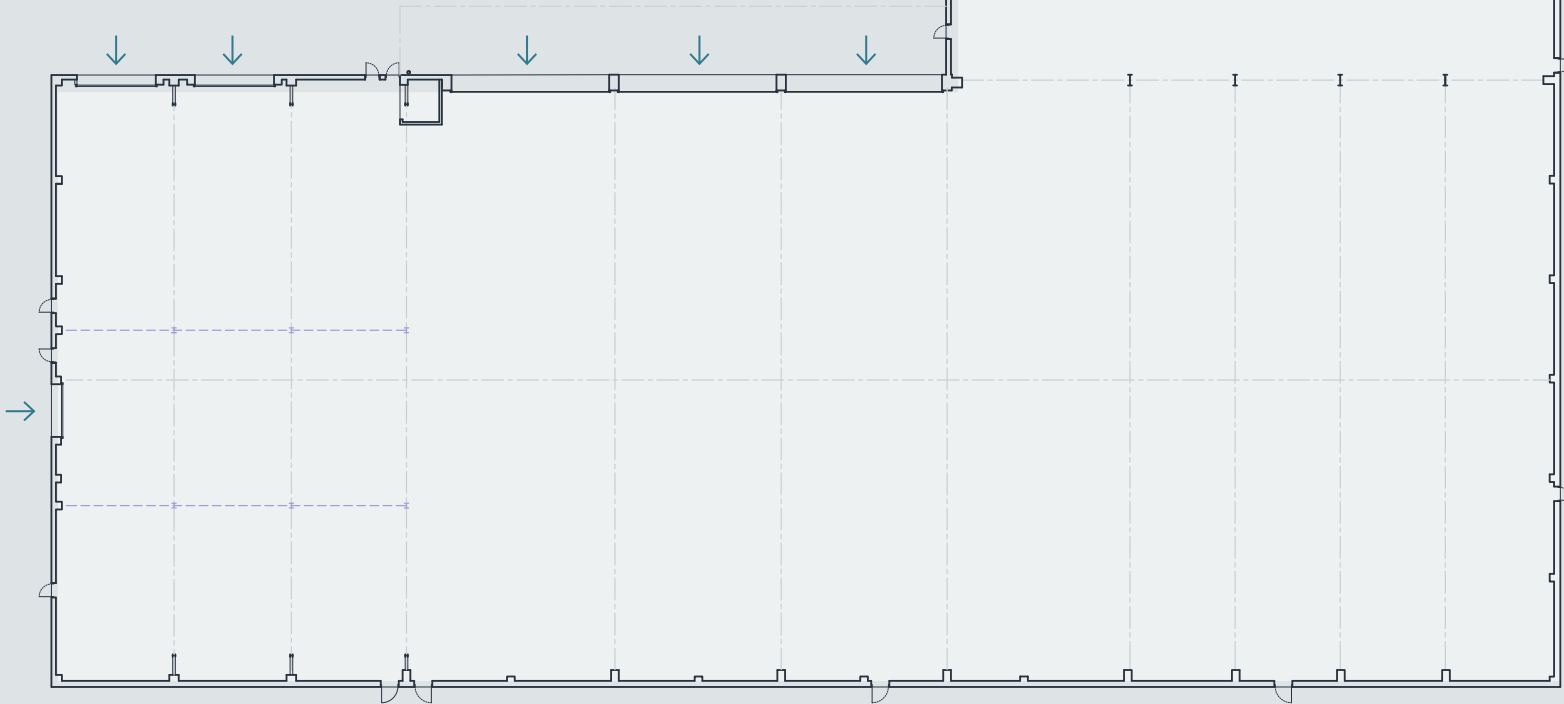
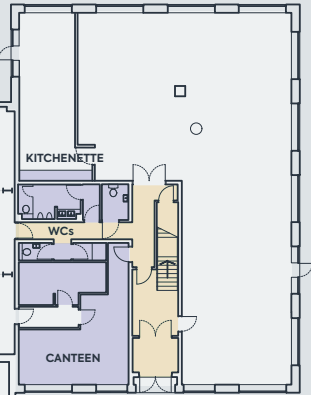
	SQ FT	SQ M
Ground floor office	3,551	329.8
First floor office	3,536	328.5
Warehouse	41,381	3,844.4
TOTAL	48,468	4,502.7

These floor areas are approximate and have been calculated on a gross internal basis.

FIRST FLOOR OFFICES



GROUND FLOOR OFFICES



SPECIFICATION



COMPREHENSIVELY
REFURBISHED



6M EAVES



7 SURFACE LEVEL
LOADING DOORS



NEW GRP
ROOFLIGHTS



VRF HEATING/
COOLING SYSTEM
TO OFFICES



150 KWP SOLAR
PV SYSTEM



NEW LED
LIGHTING IN
WAREHOUSE



3 DOUBLE EV
CHARGERS
(6 VEHICLES)



61 CAR
PARKING SPACES



NEW BIKE
SHELTER



SHOWER



2 KITCHENETTES
& A CANTEEN



EPC A+

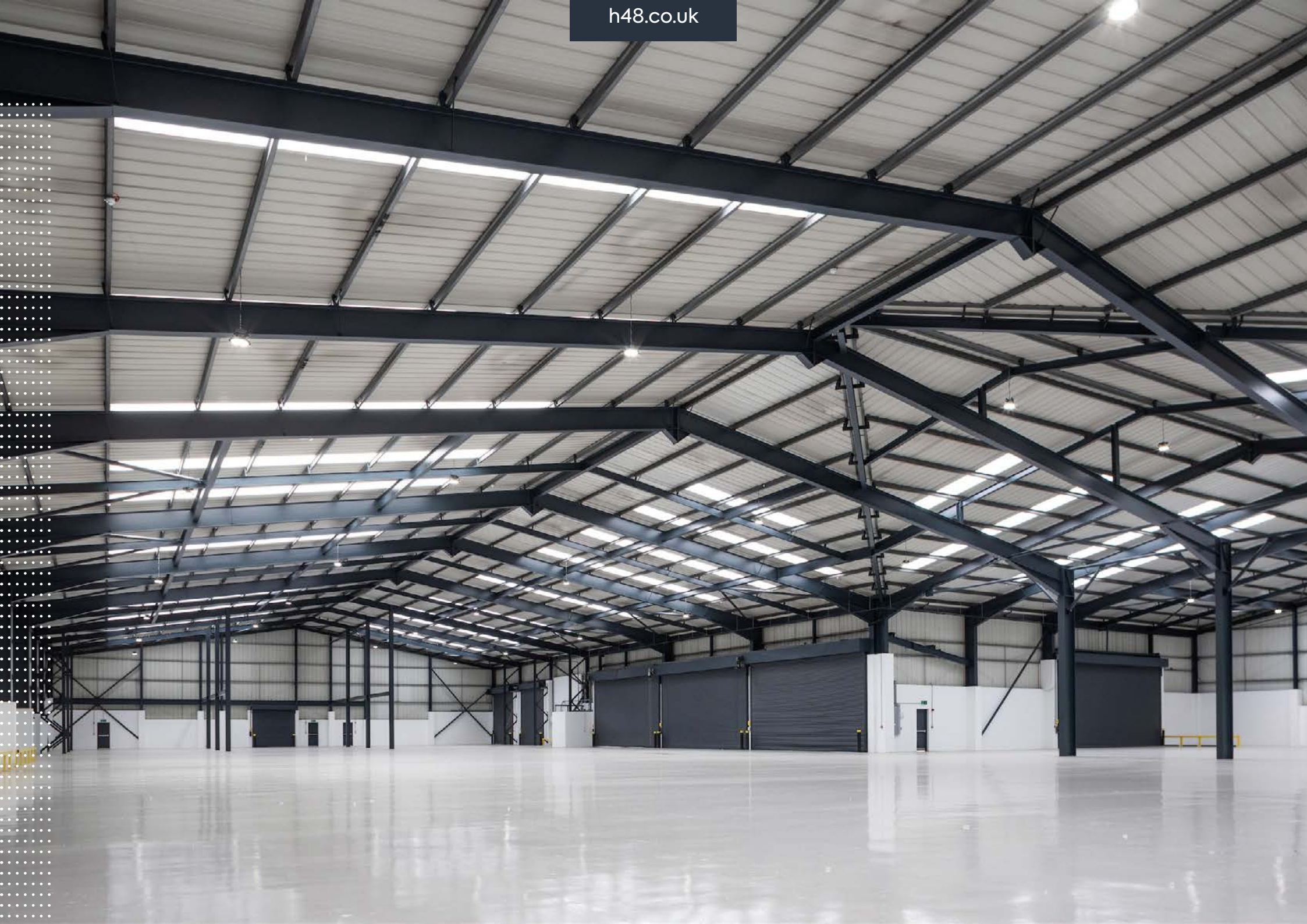


SECURE SITE





Secure, accessible
location with gated
yard - built for safety,
efficiency, and
operational excellence.



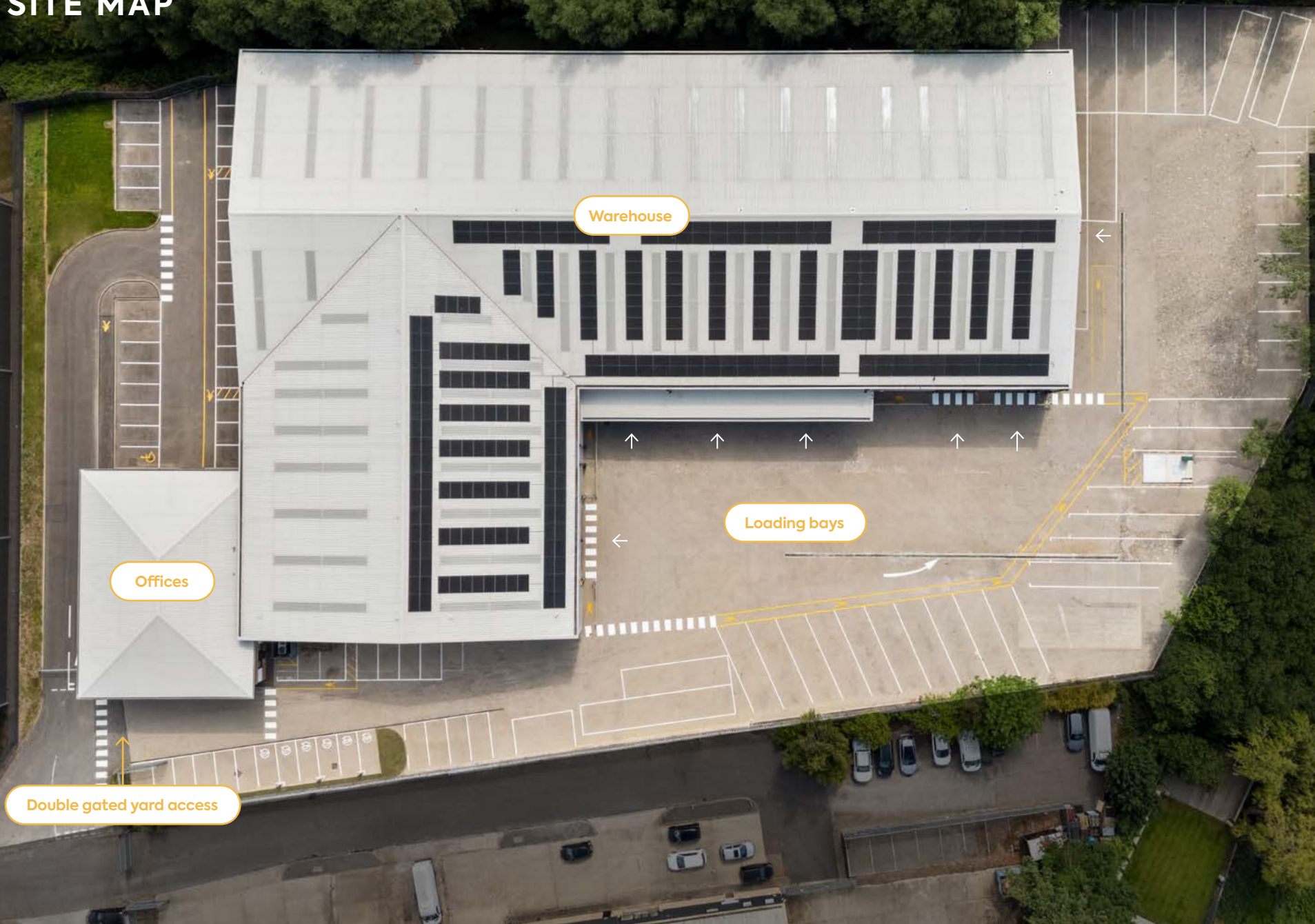


Light-filled offices offer a flexible blank canvas – ready to shape around your business requirements.





SITE MAP



LOCATION

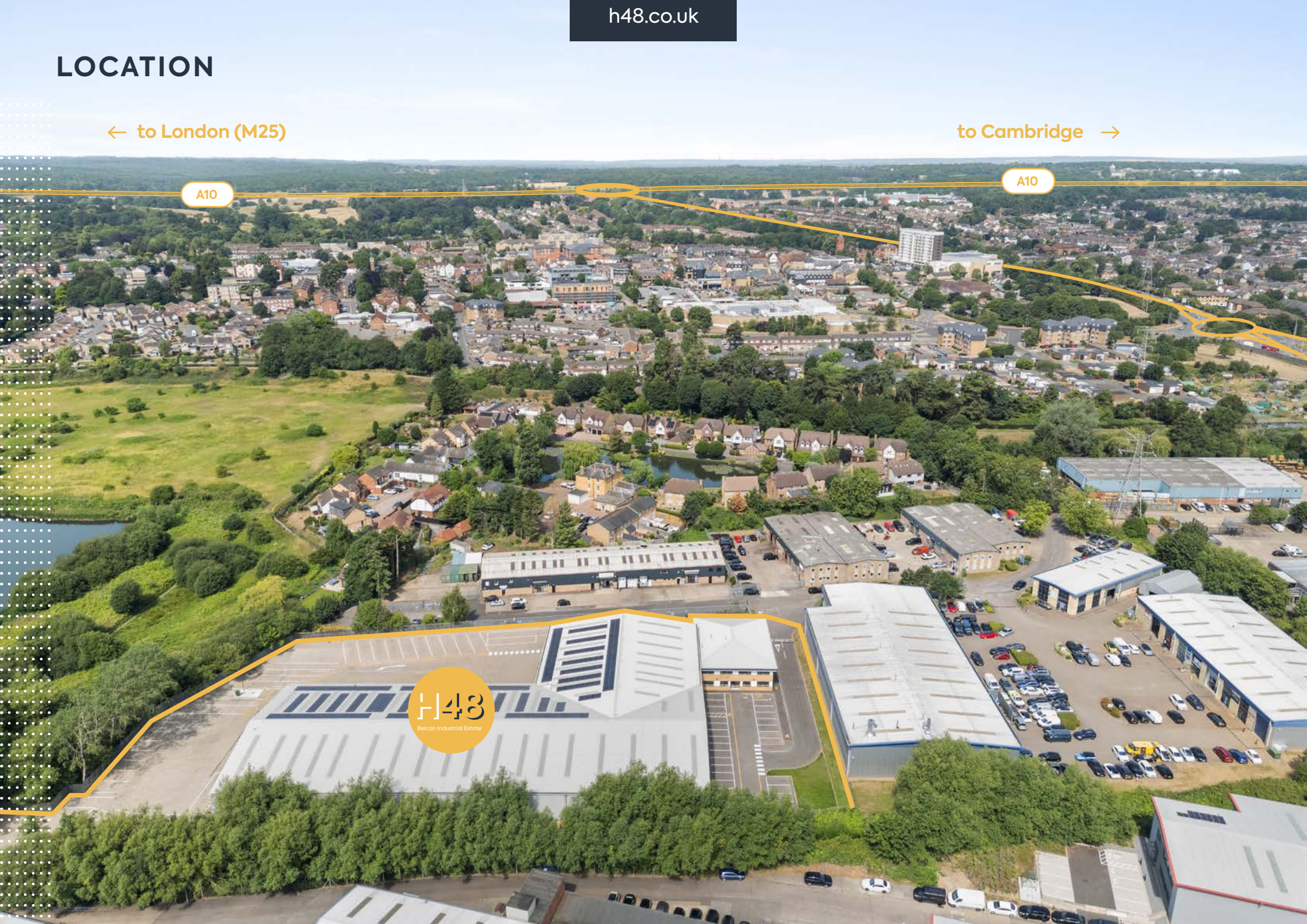
← to London (M25)

to Cambridge →

A10

A10

h48
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CONNECTION

Hoddesdon lies 7.5 miles north of Junction 25 of the M25, directly east of the A10, with swift connections to the A1(M) and M11, in each case via the A414, east/west trunk road.

The unit sits within the heart of Hoddesdon's principal commercial area less than 1 mile from Rye House station (Greater Anglia) from where London Liverpool Street can be reached in 40 minutes.

M25
J25

17 MINS



TOTTENHAM HALE
22 MINUTES



LONDON
STANSTED
30 MINUTES

M11
J7

19 MINS



LIVERPOOL ST.
26 MINUTES



LONDON
LUTON
43 MINUTES

A1
J4

22 MINS



EUSTON
44 MINUTES



LONDON
HEATHROW
50 MINUTES



The town features a variety of supermarkets, independent shops, cafés, and restaurants, along with a weekly market in the town centre. There is also a range of leisure centres, and green spaces like Barclay Park and the nearby Lea Valley.



AREA

Hoddesdon town centre is just a short 10-minute walk away and boasts a diverse mix of retail, dining, and lunchtime options.

Alongside major retailers such as Morrisons, Sainsbury's, Aldi and Asda, the town also features a vibrant selection of local and independent shops, cafés, and eateries, offering something for everyone.

The Dinant Link road offers easy access to the A10, north to Cambridge and south towards London and the M25.

EAT & DRINK

- 1 The Star
- 2 The White Swan
- 3 Smokeshed Bar & Grill
- 4 Nonna's Kitchen
- 5 Limone
- 6 Spark Bar & Kitchen
- 7 MYSA Restaurant & Brasserie
- 8 Artysanzs Bistro Bar
- 9 Khao Yai Thai
- 10 Subway

SUPERMARKETS

- 1 Sainsbury's
- 2 Morrisons
- 3 Asda
- 4 Aldi
- 5 Tesco Express

COFFEE

- 1 Caffè Nero
- 2 Esquires Coffee
- 3 Chateau Coffee
- 4 Starbucks



Sat nav: EN11 ONT
what3words: unique.steps.thinks



Belcon Industrial Estate

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Contact the joint agents for further
information or to arrange a viewing.



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