

**UNITS 38A & 39A, HILLGROVE BUSINESS PARK,
NAZEING ROAD, NAZEING, EN9 2HB**



**INDUSTRIAL WAREHOUSE
BUILDING WITH GOOD CLEAR
FLOOR PLATE**

12,877 SQ FT

FOR SALE/TO LET

LOCATION:

The Hillgrove Business Park is situated in the heart of the Lea Valley fronting the B194 Nazeing Road approximately one mile from it's junction with the B1170 Broxbourne High Road which offers subsequent A10 connections at Wormley and/or Hoddesdon.

The M25, junction 25, is just 6 miles to the South and the A414 3 miles to the North from where there are Eastward M11 connections at Harlow and Westward A1(M)/M1 connections at Hatfield and beyond.

Broxbourne British Rail Station is within one miles distance offering a London Liverpool Street service via Tottenham Hale with it's Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

THE SITE:

In total the Hillgrove Business Park extends to approximately 9.2 acres and has a frontage onto the Nazeing Road of in excess of 300 metres. The entire site provides for a total of in excess of 200,000 sq ft of B1, B2 and B8 warehouse and industrial accommodation in a total of 89 individual units.

The entire site is fully self contained and secure whilst benefitting from a 12 hour (night shift) on site manned security patrol and security entry barrier. Global site security cameras have also been installed.

DESCRIPTION:

The units are part of what was originally constructed as Phase II of the Hillgrove Business Park and is of steel frame construction with brick and block work and profiled sheet metal cladding to the elevations.

Ground floor	-	11,955 sq ft
First floor offices	-	922 sq ft
Total	-	12,877 sq ft

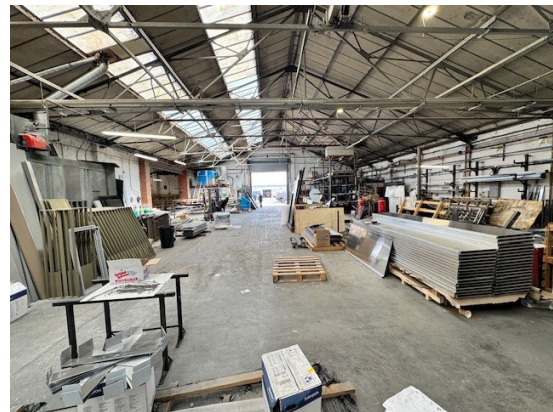
All dimensions and floor areas are approximate.

- * 15' eaves (26' to apex)
- * 16' 6" electric roller shutter loading door
- * Second smaller roller shutter
- * Majority open plan first floor offices
- * 2 incoming water supplies (substantial capacity)
- * Major incoming gas
- * Three phase power
- * Separate male and female WC's to both office and warehouse areas
- * Part LED lighting
- * Allocated parking
- * Ground floor kitchen
- * Staff/locker room facilities
- * EV charging point
- * Fire and safety systems (untested)



TERMS:	For sale freehold or to let.
PRICE/RENTAL:	Upon application.
RATEABLE VALUE:	We are advised upon a rateable value of £67,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk .
SERVICE CHARGE:	Upon application.
VAT:	Applicable.
EPC:	To follow.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
PHOTOGRAPHY:	Some archive photography included from circa 2020.
VIEWING:	Strictly by appointment through Aaran Forbes or Tracey Gidley at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz .

C3334-38A.1



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