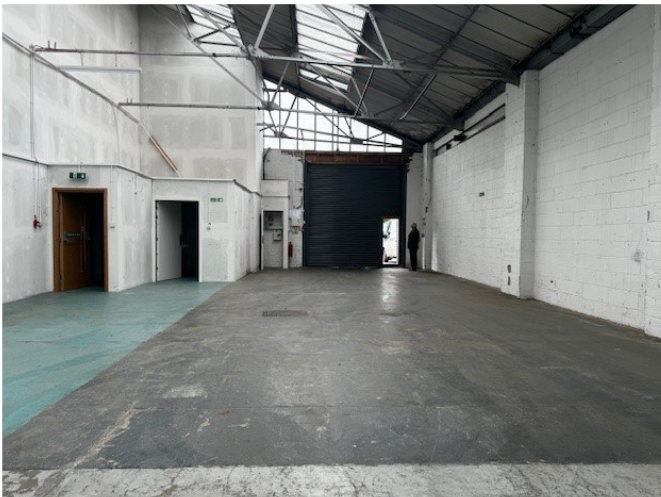


**UNIT 38, HILLGROVE BUSINESS PARK,
NAZEING ROAD, NAZEING, EN9 2HB**



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

5,394 SQ FT

FREEHOLD FOR SALE

www.paulwallace.co.uk

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 24 hour (night shift) on site manned security patrol and security entry barrier. Global site security cameras have also been installed.

DESCRIPTION:

Unit 38 stands at the very entrance to the business park next to the site security office overlooking the Nazeing Road.

The building is of steel frame construction with brick/block work and profile sheet metal cladding to the elevations under a pitched and trussed roof incorporating light panels.

Maximum internal dimensions approx - 87' deep x 62' width

Total - **5,394 sq ft**

Unspecified first floor storage

All floor areas and dimensions are approximate.

DESCRIPTION (CONT):

- * 15' to underside of roof trusses
- * 26' to apex
- * Regular shape level surface floor plate
- * 2 roller shutter access doors
- * Demountable stud work partitioning
- * Toilet facilities
- * Small ground floor office
- * Properly allocated parking
- * Warm air heating
- * Fire & security systems (untested)
- * Separate male and female toilet facilities

The current owners have split the building into 2 separate units along the ridge line with stud work partitioning. This is non structural and is removable in whole or part.

TERMS:

For sale freehold.

PRICE:

Upon application.

VAT:

Applicable.

RATEABLE VALUE:

We are informed upon 2 rateable values:

38b Hillgrove has a rateable value of £22,000 with effect 1 April 2023

38 Hillgrove has a rateable value of £24,000 with effect 1 April 2023

Interested parties are advised to verify this information at www.voa.gov.uk.

SERVICE CHARGE:

TBA.

EPC:

To follow.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C3334-38.1

MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition