

**UNIT 37A, HILLGROVE BUSINESS PARK,
NAZEING ROAD, NAZEING, EN9 2HB**



**ECONOMICAL COMMERCIAL
WORKSPACE**

**RESIDENTIAL CONVERSION CONSENT
GRANTED FOR 5 X 1 BED FLATS**

3,000 SQ FT GIA

FOR SALE (MAY LET)

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

PLANNING:

Under application EPF/2326/24 prior approval for the conversion of existing office into 5 no 1 bed/2 person flats was consented on 3 January 2025.

Flat 1	-	543 sq ft
Flat 2	-	553 sq ft
Flat 3	-	540 sq ft
Flat 4	-	544 sq ft
Flat 5	-	538 sq ft

The as existing and consented plans are attached hereto whilst a full copy of the planning consent itself is available upon request.

DESCRIPTION:

Unit 37a comprises a significant portion of the first floor office parts within the front most Hillgrove building immediately overlooking the Nazeing Road.

The accommodation is currently partitioned to create 7 individual office rooms of varying size. These partitions are easily removed should a more open plan style be required.

Size - **3,000 sq ft GIA**

All floor areas and dimensions are approximate.

- * Suspended ceilings
- * Carpeting
- * Replacement UPVC double glazed window units and blinds
- * Heating
- * Three phase power
- * Kitchen
- * Toilet facilities
- * Allocated car parking spaces
- * Fire alarms (untested)
- * Comms cupboard
- * Perimeter trunking

TERMS:	For sale.
PRICE:	Upon application.
EPC:	To follow.
VAT:	We are advised that the sale will not be subject to VAT.
RATEABLE VALUE:	We have been advised that the property has a rateable value of £25,500 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk .
SERVICE CHARGE:	TBA.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
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 .

C3334.37A.5



MISREPRESENTATION ACT

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