

**UNIT 4, NEW ENGLAND INDUSTRIAL ESTATE,
PINDAR ROAD, HODDESDON, EN11 0BZ**



**A B1, B2 & B8 INDUSTRIAL
WAREHOUSE BUILDING**

11,394 SQ FT GIA

TO LET - NEW LEASE

www.paulwallace.co.uk

LOCATION:

The New England Estate is accessed just off Pindar Road 80 yards or so from its junction with the main Essex Road which subsequently junctions with the dual carriageway Dinant Link Road approximately 400 yards to the west and thereafter the main north south A10 route 1 mile further in the same direction.

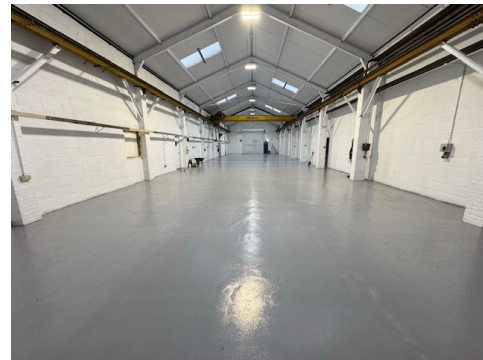
The A10 subsequently junctions with the M25, junction 25, approximately 8 miles to the south. The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

The town centre is within a 10 minute walk providing a full range of retail, restaurant and service industries.

The rail network is available from Rye House into London Liverpool Street via Tottenham Hale with it's Victoria Line underground connections and is accessed off the far end of Pindar Road.

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

Dual carriageway	-	500 yards
Main A10	-	1.5 miles
Town centre	-	10 minute walk
Rail network	-	10 minute walk
A414	-	2 miles
M25, junction 25	-	8 miles



DESCRIPTION:

A refurbished industrial warehouse building of double concrete portal frame construction under a pitched insulated roof.

The original office parts are arranged over ground and first floor split between a range of open plan and partitioned rooms with a small office and staff facility extended out onto the mezzanine floor at first floor level.

Ground floor warehouse	-	8,428 sq ft
Ground floor offices	-	649 sq ft
First floor offices	-	649 sq ft
Mezzanine offices	-	637 sq ft
Mezzanine store	-	682 sq ft
Warehouse WC/kitchen	-	227 sq ft
Additional ground floor storeroom	-	122 sq ft
Total	-	11,394 sq ft

All floor areas and dimensions are approximate.

DESCRIPTION (CONT):

- * Brand new insulated roof coverings with light panels
- * 3 roller shutter doors
- * Clean & tidy office parts
- * Warehouse areas fully redecorated
- * Operational overhead craneage to one bay
- * Toilets and kitchen facilities to office areas
- * Separate toilet and kitchen facilities to warehouse areas
- * Properly allocated car parking
- * 22' to apex



TERMS:

The whole to let on a new lease.

RENT:

£125,000 per annum exclusive.

SERVICE CHARGE:

Details upon application.

VAT:

Applicable.

EPC:

To follow.

RATEABLE VALUE:

We are informed upon a rateable value of £82,500 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

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) on 01992 440744.

AGENTS NOTE:

Should the offices be too large then the landlords have confirmed they would negotiate for the lease back of some of the areas on terms and rental yet to be agreed.

C4899

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