

TO LET

23 AND 24 BREWERY ROAD

HODDESDON EN11 8HF



NEW GROUND FLOOR PREMISES SUITABLE FOR A VARIETY OF USES

Approximately 2,312-2,527 sq ft (214.87-234.79 sq m)

Please refer to the important notices overleaf

01279 620 200

dww.co.uk

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;

- (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) All prices quoted in these particulars may be subject to VAT in addition, and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

DESCRIPTION:

The Property comprises two individual ground floor units suitable for a variety of uses including offices, medical, or retail showroom.

Each unit is self-contained with its own entrance directly from Brewery Road. The units form part of a larger mixed use development due for completion in Q1/2021. Each space is open plan offering the opportunity of internal sub-division to suit an ingoing tenant's requirements.

1 car parking space is allocated with each unit.

LOCATION:

The Property is situated to the East of the High Street in Hoddesdon town centre. It is located opposite Sainsbury's supermarket and within walking distance of all the other town centre amenities. The High Street offers a diverse range of retail, service providers, and restaurants. Rye Park railway station serving London Liverpool Street (via Tottenham Hale) is within walking distance and numerous bus routes serve the outlying districts. Hoddesdon is a market town situated just East of the A10 London-to-Cambridge trunk road c.6 miles North of Junction 25 of the M25. East/West road links are good via the A414 serving the A1 to the West and Harlow and Chelmsford to the East.

ACCOMMODATION:

The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

Unit 1	2,312 sq ft	214.87 sq m
Unit 2	2,527 sq ft	234.79 sq m

FEATURES:

- Self-contained
- Part of a new development
- Ground floor accommodation only
- Extensive glazed frontage
- 1 accessible plus 1 further WC
- Rear access
- 1 allocated car parking space
- Public car parks and on-street parking available close by

EPC:

TO BE COMMISSIONED

TERMS:

A new effectively fully repairing and insuring lease is available direct from the landlord.

RENT:

£17.50/sq ft plus VAT

RATES:

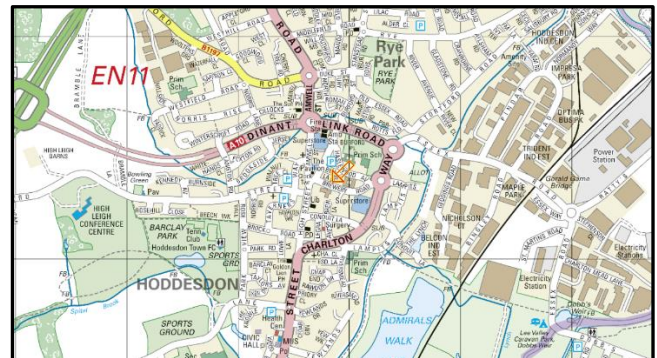
To be assessed. Guide on application

SERVICE CHARGE:

To be confirmed. Estimate on request

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

Derrick Wade Waters	
Simon Beeton MRICS	Luke Beeton
01279 620225	01279 620221
scb@dww.co.uk	lab@dww.co.uk

A16064/Oct-20

IMPORTANT NOTES FOR INTERESTED PARTIES

*Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (Borough of Broxbourne 01992 785577).

*Rates. Applicants are referred to the Local Billing Authority (Borough of Broxbourne 01992 785577) to satisfy themselves as to their likely rates liability.

*VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).

*Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.

*Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.

*Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.

*Please refer to the misrepresentation clause at the top of this page.