

DETACHED WAREHOUSE & OFFICES

36,639 SQ FT

TO LET



Unit 1, Haslemere Industrial Estate, Charlton Mead Lane, Hoddesdon, Herts. EN11 0DJ

Location

The building is situated within Hoddesdon Business Park at the junction of Charlton Mead Lane and Essex Road, 2 miles from the A10 Great Cambridge Road, which provides access to the A414 to the north and the M25 (J25) to the south. Rye House overground station is within 20 minutes walking distance and provides services to London Liverpool Street via Tottenham Hale (Victoria Line) to the south and Stansted Airport to the north.

The building is situated a mile to the east of the Town Centre, which provides a range of retail, and leisure facilities

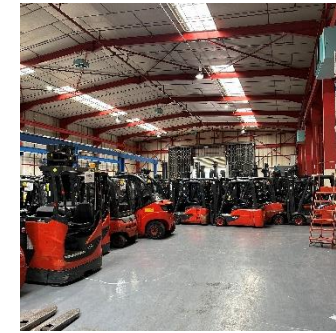
Description

The building is detached and of steel portal frame construction, providing warehouse space in 2 bays with eaves heights of 6m and 9.5m fronted by 2 storey offices.

Loading to the warehouse is from a concrete hardstanding via 3 loading doors.

Car parking is provided within the hardstanding for a minimum of 30 cars.

The offices provide largely open plan space, along with meeting rooms, Kitchen/staff room and WC's.



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Amenities

- Detached building
- Eaves height 6m to 9.5m
- 3 loading doors
- 30 parking spaces
- LED lighting
- Air conditioned offices

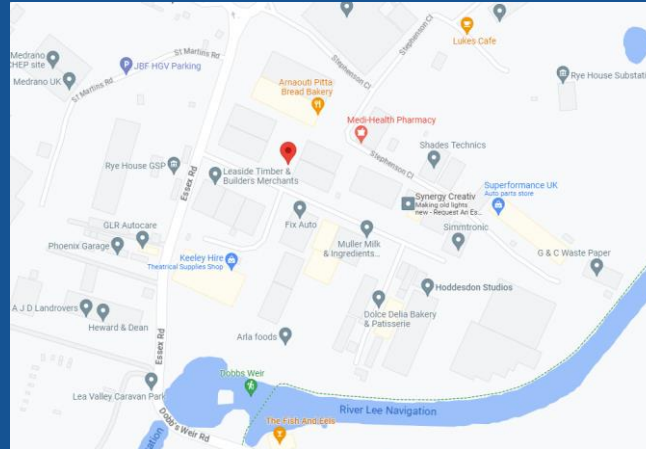
Accommodation

The building has been measured on a GIA basis and has the following approximate areas:

Warehouse:	27,872 sq ft
Ground Floor Offices:	4,383 sq ft
First Floor Offices:	<u>4,383 sq ft</u>
Total:	36,639 sq ft

Lease

The building is available on a new full repairing and insuring lease for a term by negotiation.



Rent

£350,000 per annum exclusive.

Business Rates

The building has a rateable value of £262,000 from 1st April 2023.

EPC

An EPC has been commissioned and will be available shortly.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

020 8342 2700
cliff@sbhpageread.co.uk



BEN PATER

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