

# TO LET

## Industrial / Warehouse

Approx 13,885 SQ FT (1,290 SQ M)

Colliers

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### Unit 6, Charlton Mead Lane

Hoddesdon, En11 0DJ

- Excellent road links being located 1 mile from the A10 which feeds (7 miles) on to Junction 25 of the M25
- Securely fenced self-contained yard area
- 5.8m clear height
- 1 level access loading door
- 10 Car parking spaces



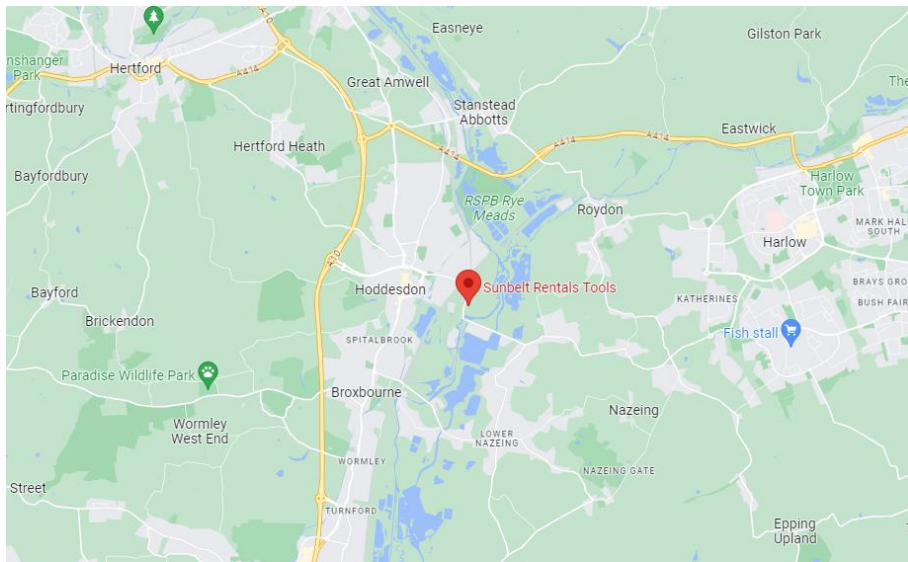
### Contacts

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## Location

The building holds a prominent position accessed off Charlton Mead Lane. It benefits from a significant frontage onto the main Essex Road which runs through the industrial estate adjoining with the dual carriageway A1170 just several minutes to the north east.

There are continual dual carriageway connections up to the A10 London to Cambridge trunk road within no more than 1 mile.

Rye house station, which provides trains into London St Pancras, is situated c.1 mile north of the property.

## Description

The Property comprises a modern detached steel frame warehouse with part-brickwork and part-steel-clad elevations under a pitched roof incorporating translucent roof lights.

There is extensive secured yard space to the rear of the property and parking for 10 cars at the front of the property.

## Terms

Available by way sublease / assignment of an existing lease, expiring June 2025. Please contact the sole agents for further details

## Business Rates

Interested parties are advised to make their own enquiries with Broxbourne Borough Council.

## Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

## EPC

The subject property is rated EPC 'C' (74)

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

## VAT

All prices and other costs quoted exclusive of VAT.

## ACCOMMODATION (GIA)

Unit 6	SQ FT	SQ M
GF Warehouse	8,073	750
Office	2,583	240
Mezzanine	3,229	300
<b>Total</b>	<b>13,885</b>	<b>1,290</b>

## Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London, W1U 1FF. November 2023

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.



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