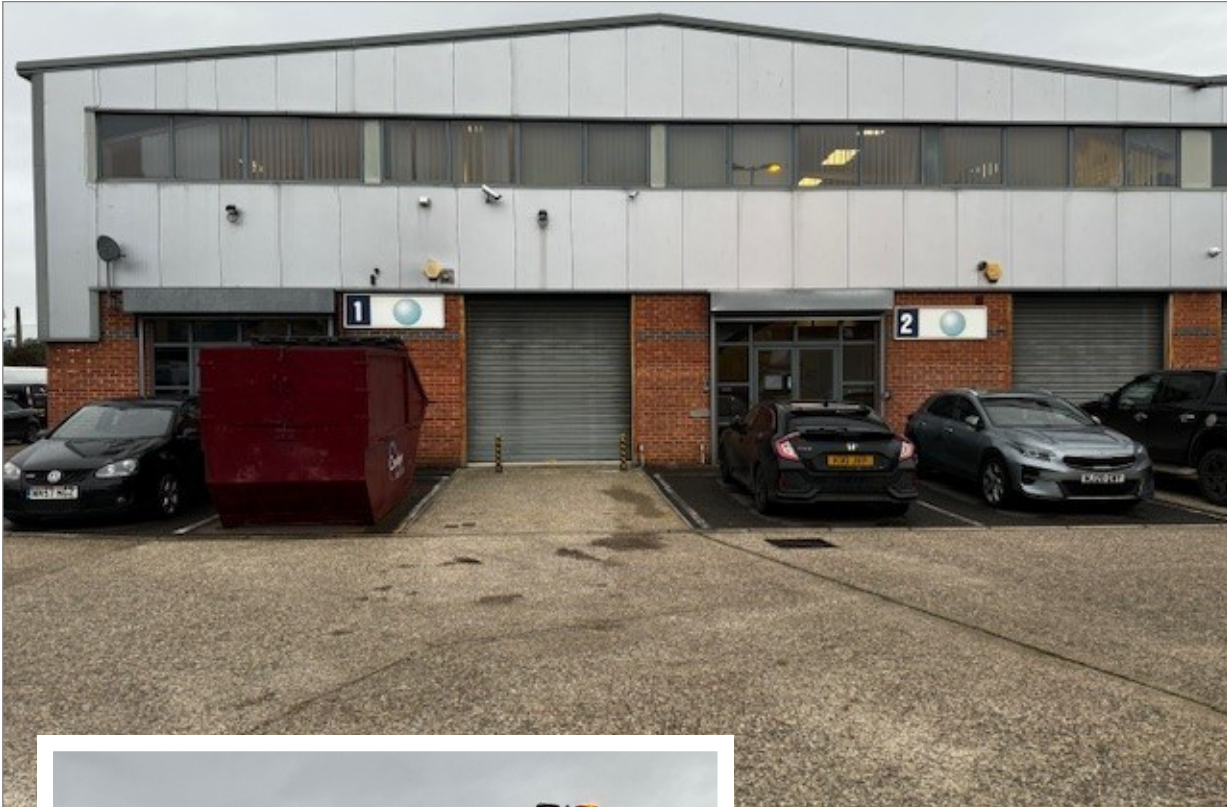


**UNITS 1 & 2, MAPLE PARK, ESSEX ROAD,
HODDESDON, EN11 0EX**



**A PAIR OF ADJOINING
MODERN WORKSPACE AND
OFFICE BUILDINGS**

7,689 SQ FT

FOR SALE FREEHOLD

www.paulwallace.co.uk

LOCATION: Maple Park is situated in a highly prominent position accessed from the foot of the Gerald Game Memorial Bridge at it's junction with Pindar Road within the very heart of Hoddesdon's main commercial area.

There is immediate access onto Essex Road and thereafter within approximately 200 yards or so distance to the west there is dual carriageway access up to the A10 which has subsequent M25, junction 25 connections 6 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.

British Rail is provided from both Rye House and Broxbourne, each providing 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 DEVELOPMENT: Maple Park is a modern development of approximately 10 years and provides just 19 buildings geared towards the lighter industrial and warehousing style of occupancy in tandem with more hi-tech and B1 business user operators. The scheme is designed around a centrally fully landscaped forecourt area which designates allocated car parking to all premises.

DESCRIPTION: A pair of adjoining industrial workspace, storage, showroom and office buildings each arranged near equally over ground and first floor.

Unit 1

Ground floor	-	1,974 sq ft
First floor	-	1,930 sq ft

Unit 2

Ground floor	-	1,910 sq ft
First floor	-	1,875 sq ft

Total - **7,689 sq ft**

All floor areas and dimensions are approximate.

- * 16 officially allocated car parking spaces plus additional to front of roller shutter
- * Further unofficial parking to estate frontage
- * 13' 6" to underside of first floor slab
- * 2 x 10' 6" roller shutter loading doors
- * Heating to workshop areas
- * Air conditioning to office areas

TENURE For sale freehold.

PRICE: Upon application.

RATEABLE VALUE: We are informed upon a rateable value of £69,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.tax.service.gov.uk/business-rates-find.

SERVICE CHARGE: TBA.

LEGAL COSTS: Each party are to be responsible for their own legal costs.

VAT: TBA.

VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4824

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