

**UNIT 2, MAPLE PARK, ESSEX ROAD,
HODDESDON, EN11 0EX**



**A MODERN WORKSPACE
AND OFFICE BUILDING**

3,785 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:

Unit 2 forms part of the front most block when entering into the Maple Park Estate overlooking the former alignment of the Essex Road and being visible from the vehicular bridge over the railway.

Ground Floor

A flexible production workspace and warehouse area measuring approximately 13' 6" to the underside of the first floor slab and being accessed via a 10' 6" roller shutter door. There is an Ambirad warm air heater unit, ceiling fan and distributed three phase power.

Ground Floor Reception

A fully glazed shop front style panel with double opening doors into the ground floor tiled reception with access off to separate male and female toilet facilities and kitchen area. An open plan staircase rises to the first floor.

First Floor

An entirely open plan work space having windows to both front and rear elevations, perimeter trunking, suspended ceilings, air conditioning and light.

Ground floor	-	1,910 sq ft
First floor	-	1,875 sq ft
Total	-	3,785 sq ft

All floor areas and dimensions are approximate.

DESCRIPTION (CONT):

- * 8 officially allocated parking spaces plus additional to front of roller shutter
- * Further unofficial parking to estate frontage
- * 10' 6" high roller shutter
- * Metal security shutters to ground floor reception entrance
- * 13' 6" to underside of first floor slab
- * Fire & security alarms (untested)
- * Entry phone system
- * Warm air heating to workshop areas
- * Air conditioning to office areas
- * Separate male and female toilet facilities
- * BT and communications (untested)
- * Three phase power

TENURE

For sale freehold.

PRICE:

Upon application.

RATEABLE VALUE:

Yet to be separately assessed.

SERVICE CHARGE:

TBA.

LEGAL COSTS:

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

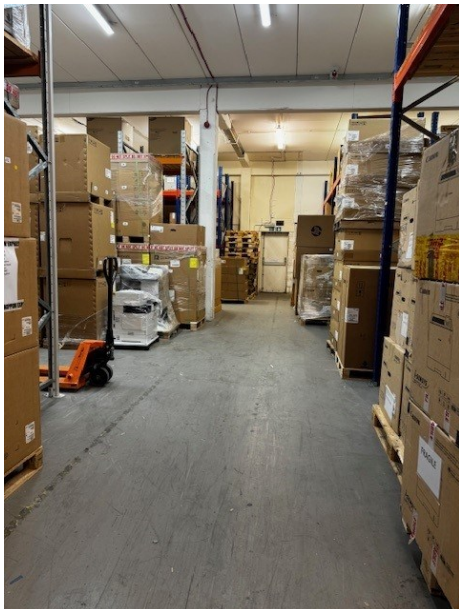
VAT:

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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