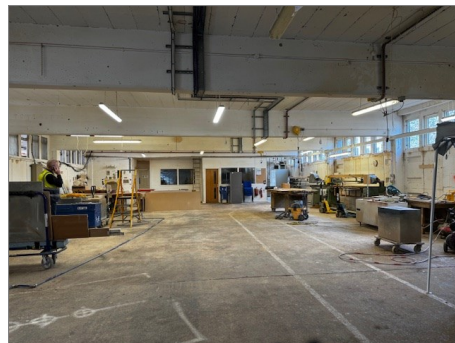


**UNITS 3 & 4, OLD AUCTION HOUSE,
GEDDINGS ROAD, HODDESDON, EN11 0NT**



**A LANDMARK COMMERCIAL
BUILDING IN A PROMINENT
CORNER ROADSIDE LOCATION**

2,229 - 6,949 SQ FT

TO LET - NEW LEASE

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LOCATION:

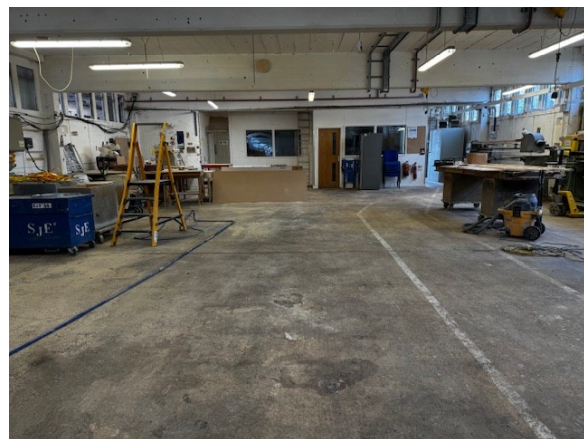
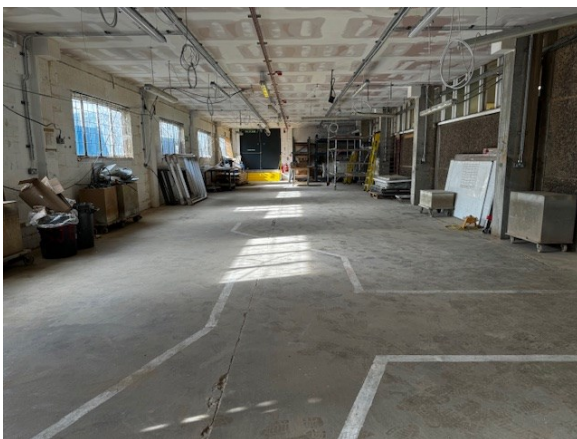
The landmark Old Auction House building holds what is considered to be one of the most prominent roadside corner locations when entering into Hoddesdon's key industrial warehouse and employment area being on the very corner of Essex Road and Geddings Road with a 70m plus roadside frontage opposite Jewson and the Pindar Road junction and just before Travis Perkins.

Essex Road junctions with the A1170 dual carriageway within approximately 300 metres and thereafter provides continual dual carriageway connections up to the A10 London to Cambridge trunk road which itself provides access to junction 25 of the M25 approximately 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.

Hoddesdon town centre is within a 10 minute walk providing a full range of retail, restaurant and lunch time facilities. Those more notable retailers include Morrison, Sainsbury, Aldi and Asda.

The rail network is within an approximate 10 minute walk along Pindar Road and Fishermans Way and provides a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



DESCRIPTION:

All ground floor commercial business space as part of a larger two storey landmark building.

The first floor offices are occupied by others whilst the ground floor space is vacant and available for immediate occupation.

All areas are currently undergoing refurbishment and upgrade and will be completed to a clean and tidy and freshly decorated condition ready for immediate occupancy. Other works to include upgraded toilets, new lighting, substantially rewired and replacement double glazed window units.

Unit 4 has two small furnished office rooms.

Unit 3	-	2,229 sq ft
Unit 4	-	4,702 sq ft
Total	-	6,949 sq ft

All floor areas and dimensions are approximate.

- * 11'6" to underside of first floor slab
- * 3 roller shutter loading points
- * Separate male and female toilet facilities
- * Kitchenette
- * Allocated parking
- * Secure fenced and electrically gated site
- * Three phase power and gas
- * Two warm air heating units (untested)

TERMS: To let. Units 3 & 4 are preferably available as a single pair but consideration may be given to a letting on a unit by unit basis.

RENT: Unit 3 - £25,000 per annum exclusive
Unit 4 - £50,000 per annum exclusive

RATEABLE VALUE: We are informed upon a rateable value for the whole of £50,500 with effect 1 April 2023. Interested parties are advised to verify this information at ww.voa.gov.

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

VAT: Applicable.

SERVICE CHARGE: TBA.

EPC: TBA.

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

C4834



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