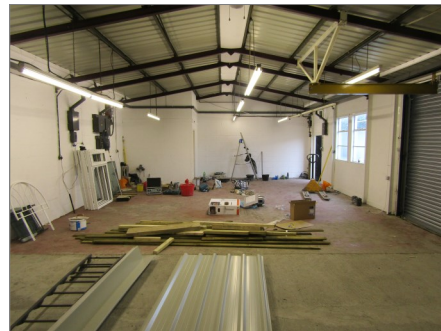


**UNIT 2A, R/O PLOT 26, PINDAR ROAD,
HODDESDON, EN11 0DE**



**COMMERCIAL BUSINESS
SPACE & INDUSTRIAL/
STORAGE BUILDING**

1,113 SQ FT

ALL ARCHIVE PHOTOGRAPHY

TO LET

www.paulwallace.co.uk

LOCATION:

The building stands to the rear of Data Engineering and adjacent to Trapex on Pindar Road immediately opposite the Trident Industrial Estate. Significant occupiers within the vicinity include Weblight, PEI Plc, Marstons, Nightfreight, Travis Perkins and LGC Forensics.

Pindar Road junctions with the main industrial through way of Essex Road within approximately 100 yards distance. There are subsequent dual carriageway Dinant Link Road connections up to the A10 within approximately 1 miles distance. Junction 25 of the M25 is 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.

National rail services are provided from both Rye Park and Broxbourne, each with 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.

Hoddesdon town centre offers a full range of retail, banking, restaurant and supermarket facilities.

DESCRIPTION:

An industrial building of concrete frame construction under a shallow pitched steel framed roof.

The unit was extensively refurbished several years ago to include:

- * Brand new composite roof covering
- * Cladding to the elevations
- * New upvc double glazed window units
- * Steel security personnel doors
- * 10' eaves (12' to apex)
- * 2 parking spaces
- * Three phase power
- * WC
- * Kitchen
- * LED lighting
- * Electric roller shutter

TERMS:

To let on a new lease.

RENTAL:

£13,000 per annum exclusive.

VAT:

TBA.

RATEABLE VALUE:

TBA.

EPC:

TBA.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

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

C4482.2



MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants 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
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition