



2 Haslemere Industrial Estate

Charlton Mead Lane, Hoddesdon, EN11 0DJ

Industrial/warehouse unit with yard

10,024 sq ft
(931.26 sq m)

- Open plan and cellular office space served by gas fired heating and air-conditioning
- Two electric roller shutter loading doors (one to either end of the building)
- Generous parking and loading facilities
- Secure yard of c. 5,374 Sq ft

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Summary

| | |
|-----------------------|--|
| Available Size | 10,024 sq ft |
| Rent | £120,000.00 per annum plus VAT |
| Business Rates | According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value will be £84,500 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available. |
| Service Charge | None currently charged. |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D |

Description

The property comprises a detached steel frame warehouse with part-painted brickwork and steel-clad elevations under a pitched roof incorporating translucent roof lights. The unit benefits from having a loading door to both the front and rear. Internally there is mainly clear span storage/production space. Additionally, the building benefits from open plan offices, one cellular office and staff welfare facilities.

Externally there is a secure yard to the side of the property providing generous loading/unloading and parking. There is further parking to the forecourt areas to the front and rear.

Location

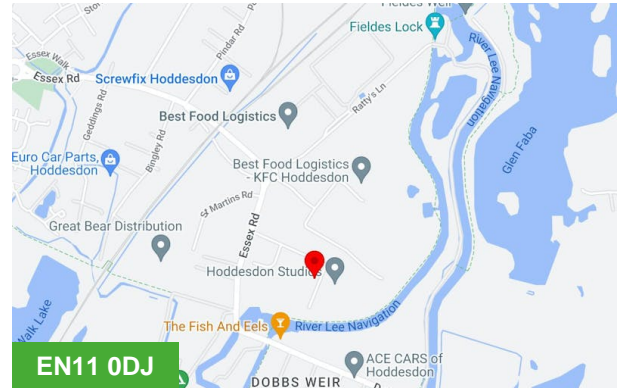
The property is situated on Essex Road within the principal industrial area of Hoddesdon. Occupiers within the immediate vicinity including Bidvest, Linde, Jewson, Travis Perkins and J Sainsbury.

Hoddesdon is situated just east of the A10 London to Cambridge road c. 6 miles north of Junction 25 of the M25. East/west links are available via the A414 serving Chelmsford to the east, as the A1/M1 to the west.

Hoddesdon town centre offers a range of retail, banking and leisure facilities. Rye House railway station serving London Liverpool Street via Tottenham Hale is within walking distance of the property.

Terms

The property is available on a new lease on terms to be agreed.



Viewing & Further Information



Simon Beeton

01279 620225 | 07976 523 373
scb@dww.co.uk



James Issako

01279 620 200 | 07817 269 490
ji@dww.co.uk

IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

- "Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 - (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
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 - (iv) All prices quoted in these particulars may be subject to VAT in addition; and
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 - (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 04/04/2024