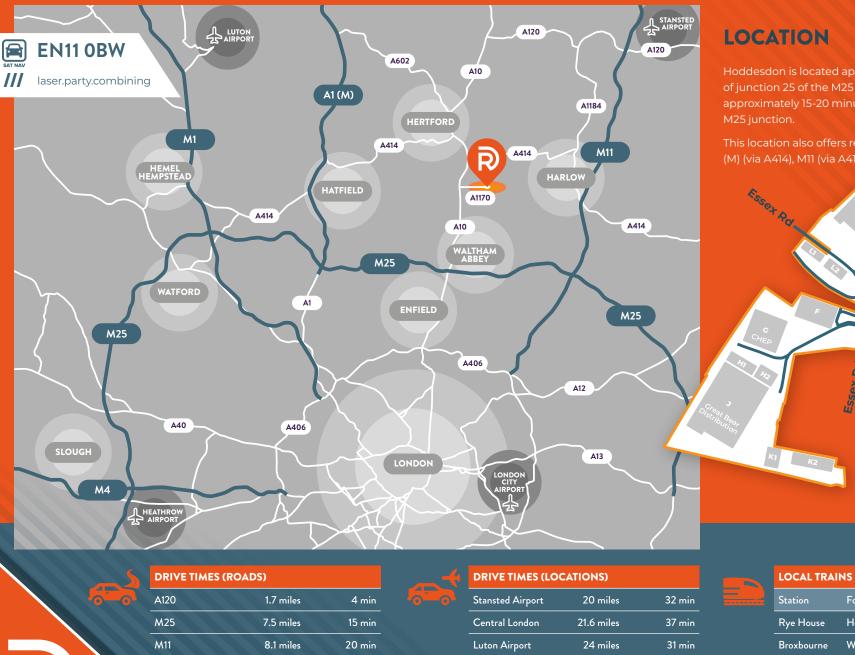
# UNIT RD:55 INDUSTRIAL / WAREHOUSE UNIT 555,597 E2 INDUSTRIAL / WAREHOUSE UNIT

**RD PARK** 

RD PARK, STEPHENSON CLOSE, HODDESDON, HERTFORDSHIRE EN11 OBW

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ĒA	RD:55	ft²	m²	۲۹₫	۳. ۳.		_		at the first of the second sec		
Approximate GEA	Ground Floor - Warehouse & Offices	52,432	4,871				<u> </u>				
proxin	First Floor -Offices	3,165	294	TARGET EPC RATING	4 EV CHARGING	110 kWp SOLAR	10M EAVES	3 LEVEL ACCESS	3 DOCK LEVEL	DEDICATED SECURE	90 CAR PARKING
AP	Total	55,597	5,165	A+	SPACES	PV PANELS	HEIGHT	DOORS	DOORS	YARD	SPACES
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## LOCATION

Hoddesdon is located approximately 7.5 miles north of junction 25 of the M25 off the A10 and indicated as approximately 15-20 minutes journey time by road from the

This location also offers reliable distribution routes to the Al (M) (via A414), M11 (via A414), and to Essex (via A120).

RD:s

Essex

For Trains To

Hertford & London

Cambridge & London

Waltham Cross & Bishops Stortford

Distance

2.9 miles

0.9 miles (walk)

1.7 miles (walk)

Irave	i times	appro	oximate

12.3 miles

A1(M)

**RD PARK** 

#### RD PARK, STEPHENSON CLOSE, HODDESDON, HERTFORDSHIRE EN11 OBW

Roydon

50 min

22 min

Tilbury Docks

37.4 miles

#### RD PARK, STEPHENSON CLOSE, HODDESDON, HERTFORDSHIRE EN11 OBW

#### **BUSINESS RATES**

RV £495,000 from 01/04/23. Parties are advised to make their own enquiries as to the level and in respect of any transitional relief applicable.

**TERMS** Available on a new full repairing and insuring lease. **EPC** Target A+ rating.

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**VIEWINGS** Viewings strictly by prior appointment by the sole agents.

**AVAILABILITY** Available Q3 2023.





STEVE WILLIAMS swilliams@adroitrealestate.co.uk

MARK GILL mgill@adroitrealestate.co.uk



Beal Estate

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### **ALL ENQUIRIES:**

charlie.wing@dtre.com

richard.harman@dtre.com

**RICHARD HARMAN** 

**CHARLIE WING**