

**UNIT 5, TRIDENT INDUSTRIAL ESTATE,
PINDAR ROAD, HODDESDON, EN11 0DE**



**INDUSTRIAL WAREHOUSE
BUILDING**

10,000 SQ FT

TO LET

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LOCATION:

The Trident Industrial Estate fronts the main industrial area of Pindar Road close to its junction with Essex Road which within a short distance to the east continues to provide dual carriageway access up to the A10.

Current estate occupiers include Plumbing Trade Supplies, Night Freight, Metal Web and the Wolverhampton & Dudley Brewery.

A10	-	1 mile
A414	-	2 miles
J25, M25	-	8 miles
M11/Harlow	-	10 miles
J6, A1 Hatfield	-	12 miles
London Stansted International Airport	-	23 miles
London Luton International Airport	-	24 miles
London Heathrow International Airport	-	46 miles

Main line rail service into London Liverpool Street via Tottenham Hale with its Victoria Line underground connections is within 10 minutes walking distance.

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

DESCRIPTION:

Unit 5 is of double span concrete portal frame construction under a shallow pitched insulated roof incorporating light panels with brick and profile sheet metal cladding to the elevations.

There is a ground floor reception and light open plan offices at first floor with suspended ceilings incorporating recessed cat II fluorescent lighting and gas fired central heating serving radiators, carpeting and perimeter trunking.

The entire Trident Industrial Estate has an electrically gated and CCTV monitored access point.

Factory warehouse area	-	8,000 sq ft
Ground floor office, wc's & reception	-	1,000 sq ft
First floor offices	-	1,000 sq ft
Total	-	10,000 sq ft

All dimensions and floor areas are approximate.

- * 20'/6m eaves
- * Gas & three phase power
- * 16' electric loading door
- * Fire & security alarms (untested)
- * Warm air heating to factory area (untested)
- * Separate male and female toilet facilities
- * 20 allocated parking spaces



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TENURE:	Leasehold.
RENTAL:	Upon application.
ESTATE SERVICE CHARGE:	Details upon request.
RATEABLE VALUE:	We have been informed by the local authority upon a rateable value of £85,500 for the year from 1 April 2023. Rating recognises the postcode EN11 0WZ. Interested parties are advised to verify this information at www.voa.gov.uk .
LEGAL COSTS:	Each party to be responsible for their own legal costs.
VAT:	Applicable.
EPC:	TBC.
VIEWING:	Strictly appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

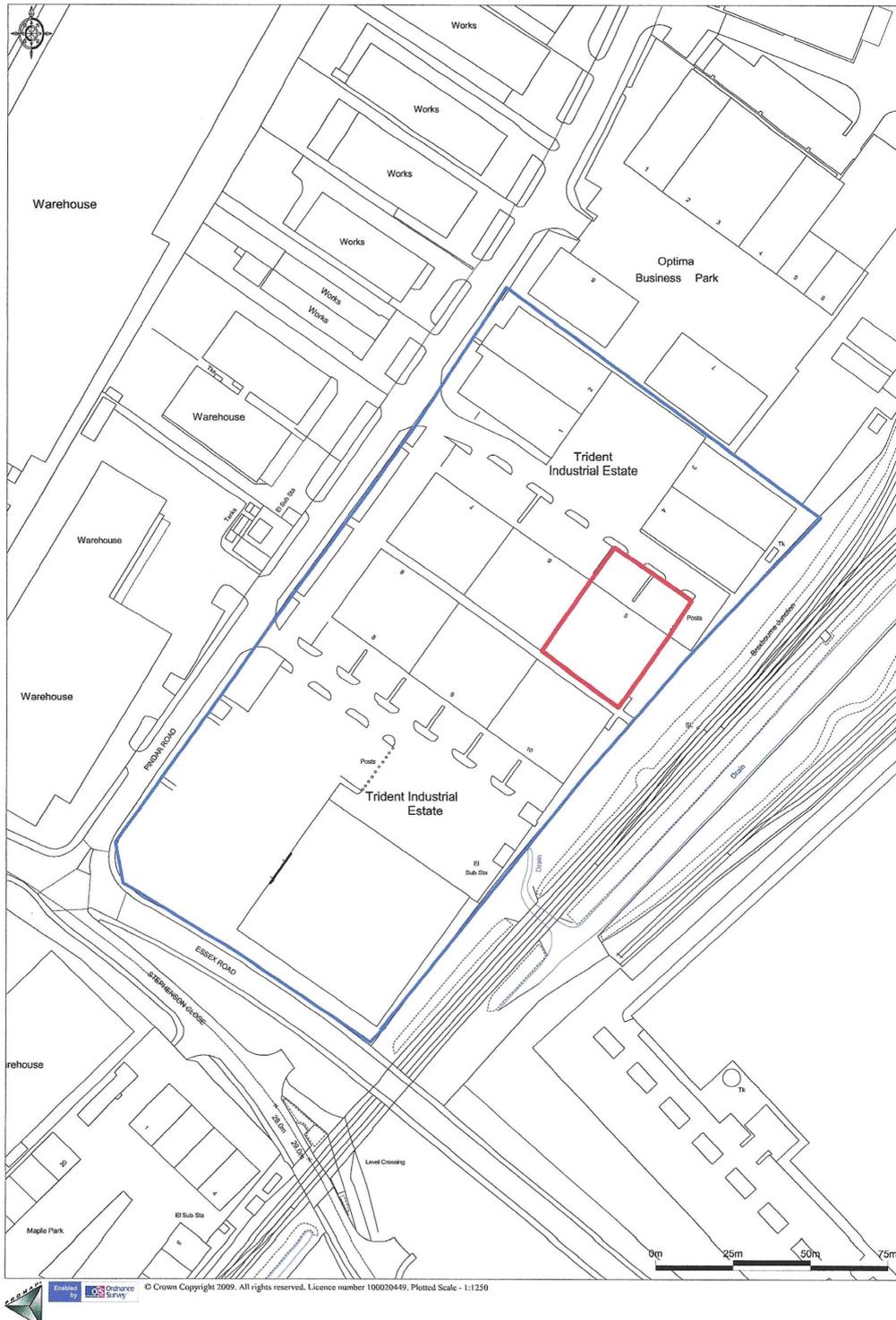
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Units 5, Trident Industrial Estate, Hoddesdon, Hertfordshire



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