

**UNIT 79, HILLGROVE BUSINESS PARK,
NAZEING ROAD, NAZEING, EN9 2HB**



**A MODERN & TIDY
INDUSTRIAL STORAGE, OFFICE
& BUSINESS PREMISES**

2,701 SQ FT

TO LET

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LOCATION:

The Hillgrove Business Park is situated in the heart of the Lea Valley fronting the B194 Nazeing Road approximately one mile from it's junction with the B1170 Broxbourne High Road which offers subsequent A10 connections at Wormley and/ or Hoddesdon.

The M25, junction 25, is just 6 miles to the South and the A414 3 miles to the North from where there are Eastward M11 connections at Harlow and Westward A1(M)/M1 connections at Hatfield and beyond.

Broxbourne British Rail Station is within one miles distance offering a London Liverpool Street service via Tottenham Hale with it's Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

THE SITE:

In total the Hillgrove Business Park extends to approximately 9.2 acres and has a frontage onto the Nazeing Road of in excess of 300 metres. The entire site provides for a total of in excess of 200,000 sq ft of B1, B2 and B8 warehouse and industrial accommodation in a total of 89 individual units.

The entire site is fully self contained and secure whilst benefitting from a 12 hour (night shift) on site manned security patrol and security entry barrier. Global site security cameras have also been installed.

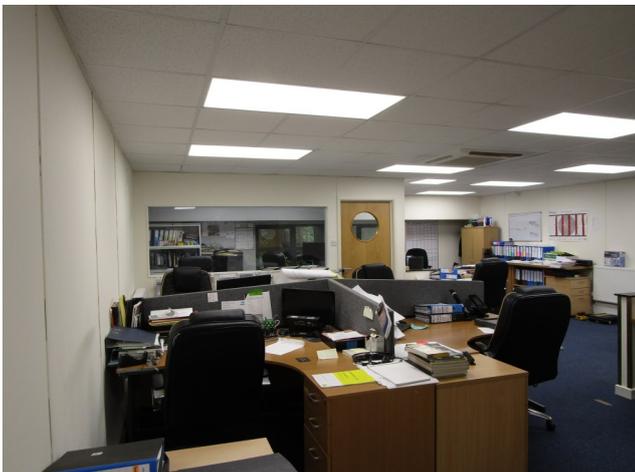
DESCRIPTION:

Unit 79 forms part of the rear right hand block which was at the time of brand new steel portal frame construction under a pitched insulated roof incorporating light panels and elevations of brick/block work and profile sheet metal cladding.

Ground floor	-	1,324 sq ft
First floor	-	1,377 sq ft
Total	-	2,701 sq ft GIA

All floor areas and dimensions are approximate.

- * Impressive first floor office & showroom content
- * Windows to first floor rear elevation
- * Air conditioning (tbc)
- * Separate male and female ground floor toilet facilities
- * Kitchen
- * Roller shutter
- * Three phase power and gas
- * 3 parking spaces
- * Security and fire alarms (untested)
- * Communications connectivity



TERMS: To let on a new lease.

RENT: £28,000 per annum exclusive.

RATEABLE VALUE: We are advised upon a rateable value of £20,000 with effect 1 April 2023. Interested parties are advised to verify this at www.voa.gov.uk.

SERVICE CHARGE: Attributable to the manned security and general maintenance of the communal external estate areas to include floodlighting and CCTV.

VAT: Applicable.

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

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

C3334-79.4



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