

**UNIT 9, OPTIMA BUSINESS PARK,
PINDAR ROAD, HODDESDON, EN11 0DY**



**A MODERN INDUSTRIAL
WAREHOUSE &
BUSINESS UNIT**

2,214 SQ FT

TO LET

LOCATION:

The Optima Business Park fronts Hoddesdon's premier Pindar Road employment location from where there is swift access out onto the dual carriageway Dinant Link Road and thereafter up to the A10 London to Cambridge trunk road within approximately 1 miles distance.

The M25, junction 25, is 6 miles to the south, whilst the A414 skirts Hoddesdon to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

The rail network is provided from both Hoddesdon and Broxbourne each with 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.

Hoddesdon town centre offers a full range retail, service and restaurant facilities.

DESCRIPTION:

A modern 13 year old steel portal frame building with colour coded and insulated profile sheet metal cladding to the elevations under a pitched insulated roof incorporating light panels.

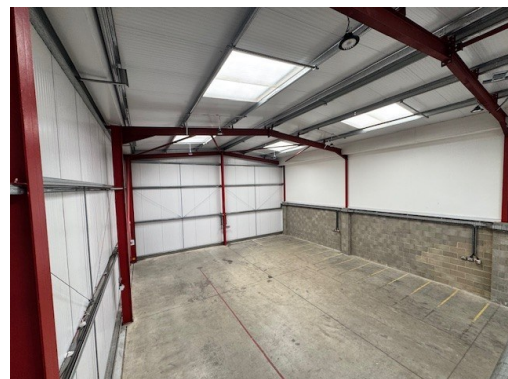
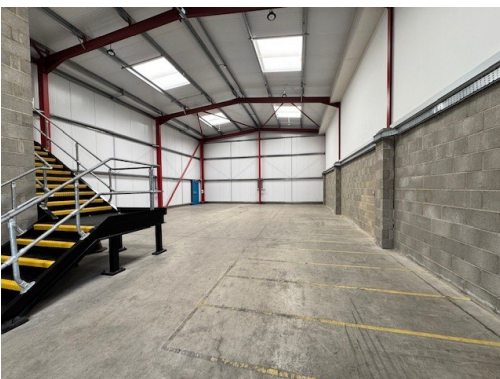
The unit is to a maximum built depth of approximately 50' and an eaves height of 20' rising to 22' 6" at apex.

Ground floor	-	2,083 sq ft
First floor	-	131 sq ft
Total	-	2,214 sq ft

All dimensions and floor areas are approximate.

The ground floor warehouse and work area is entirely open plan to include separate male and female toilet facilities and a tea station.

- * Fully glazed personnel entrance door and side panel
- * 15' 6" electric roller shutter
- * LED lighting to warehouse
- * Separate male and female toilets
- * Distributed three phase and single phase power
- * External flood lighting
- * Emergency lighting
- * Properly allocated car parking
- * Security and fire alarms (untested)
- * Tidy first floor office
- * EV ready
- * Estate wide security CCTV



TERMS:

To let on a new lease.

RENT:

£31,000 per annum exclusive.

RATEABLE VALUE:

We are informed upon a rateable value of £25,750 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

VAT:	Applicable.
SERVICE CHARGE:	TBA.
EPC:	Yellow 92D.
LEGAL COSTS:	Each party are 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.

C4893



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