

UNIT 14



TRIDENT

INDUSTRIAL ESTATE

PINDAR ROAD • HODDESDON • EN11 0WZ

To Let

Modern industrial warehouse building



NEWLY REFURBISHED



26,241 SQ FT
(2,438 SQ M)

Specification.



Newly refurbished



2 ground level loading doors



6m minimum clear internal height



Approximate 10% office content



Target EPC B



Three Phase 175 kVA power supply



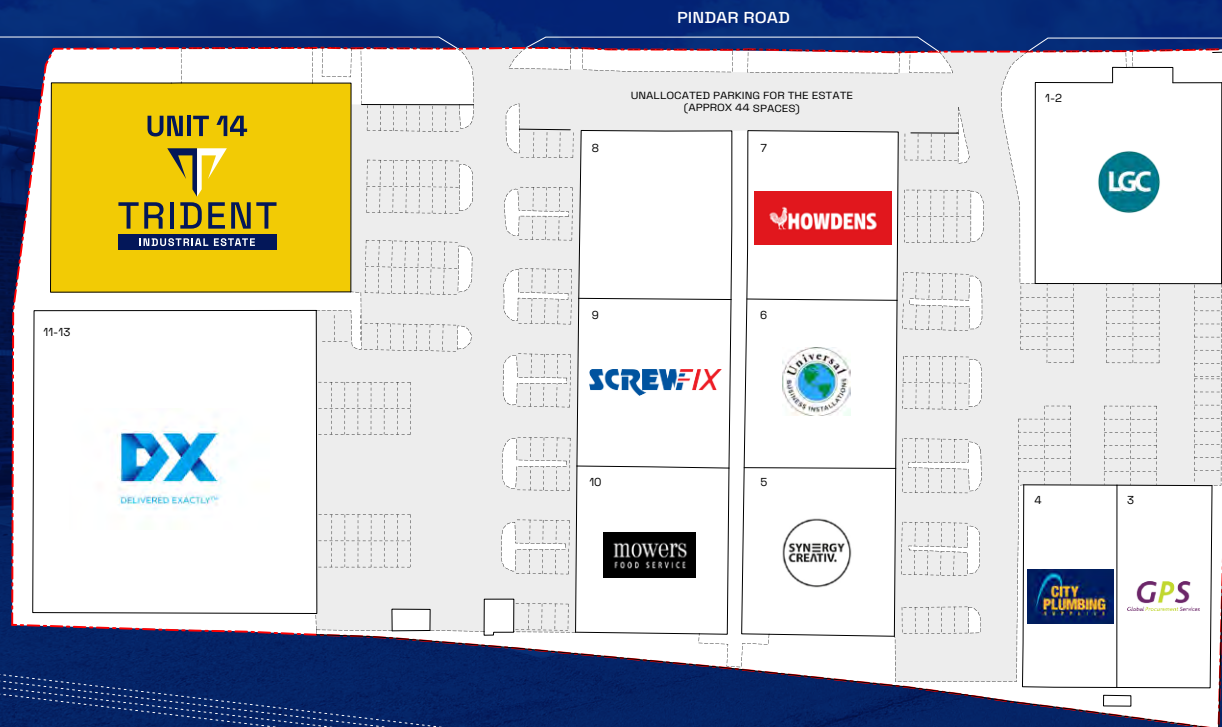
Potential to secure yard



35 allocated car parking spaces



Description.



Unit 14: Double concrete portal frame construction

Cladding: Brick and profile sheet metal

Roof: New pitched insulated roof with light panels

Front elevation: Pair of full height up and over loading doors

Interior: Offices, staff, and ancillary areas on ground and first floors along part of the flank elevation

Overlooks: Pindar Road

Refurbishment: Recently undergone a full refurbishment to include:

▽ New composite insulated roof

▽ Elevational cladding

▽ Replacement sealed unit double glazing

▽ Electrically operated loading doors

▽ Complete upgrade to office areas

▽ Redecoration

▽ Landscaping



Accommodation.

Unit 14	Sq ft	Sqm
Warehouse	22,847	2,122.6
G/F Office, Welfare, Wc	1,697	157.7
F/F Office	1,697	157.7
Total (GIA):	26,241	2438.0



Location.

The Trident Industrial Estate fronts the main industrial area of Pindar Road at its junction with Essex Road and provides quick access to the A10. The estate is well connected by public transport with Rye House station being approximately a 12 minute walk away.

Road

A10	1.5 mile
A414	2.3 miles
J25, M25	7.3 miles
M11/Harlow	10 miles
J4, A1 at Hatfield	12 miles
Luton	25 miles
Central London	35 miles
Oxford	75 miles
Birmingham	120 miles

Rail/Underground from Broxbourne

London Euston	33 Mins
Luton	1hr 30 Mins
Liverpool St	25 mins
Cambridge	45 mins
Tottenham Hale	15 mins

Airports

London City	46 Mins
London Stansted International Airport	23 miles
London Luton International Airport	24 miles
London Heathrow International Airport	46 miles





Terms

Unit 14 is available on a new FRI lease for a term and rent to be agreed.
Please contact the agents for further information.

Rates

We have been verbally advised by the local council that the premises have a rateable value of £205,000.
Interested parties are advised to verify this information at www.voa.gov.uk.

VAT

All prices and figures are quoted exclusive of VAT unless otherwise advised.

Availability

Immediately available.

Viewing

Strictly by appointment through the joint sole agents.



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