

**UNIT 11, MAPLE PARK, ESSEX ROAD,  
HODDESDON, EN11 0EX**



**A MODERN WORKSPACE  
AND OFFICE BUILDING**

**2,580 SQ FT**

**TO LET**

www.paulwallace.co.uk

**LOCATION:**

Maple Park is situated in a highly prominent position accessed from the foot of the Gerald Game Memorial Bridge at it's junction with Pindar Road within the very heart of Hoddesdon's main commercial area.

There is immediate access onto Essex Road and thereafter within approximately 200 yards or so distance to the west there is dual carriageway access up to the A10 which has subsequent M25, junction 25 connections 6 miles to the south. The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

British Rail is provided from both Rye House and Broxbourne, each providing 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 DEVELOPMENT:**

Maple Park is a modern development of approximately 10 years and provides just 19 buildings geared towards the lighter industrial and warehousing style of occupancy in tandem with more hi-tech and B1 business user operators. The scheme is designed around a centrally fully landscaped forecourt area which designates allocated car parking to all premises.

**DESCRIPTION:**

Unit 11 is within the far centre terrace when entering Maple Park and is of modern steel frame construction with brick and block work and profile sheet metal cladding to the elevations under a shallow pitched insulated roof incorporating translucent light panels.

Ground floor	-	1,275 sq ft
First floor	-	1,305 sq ft
<b>Total</b>	-	<b>2,580 sq ft</b>

All floor areas and dimensions are approximate.

The ground floor areas are currently sub divided to provide a ground floor board/training room being to the rear of the ground floor reception hallway, toilets and kitchen. Off to the right then approximately half of the ground floor area running the full depth of the property is a storage and work area accessed from a roller shutter.

The first floor is significantly open plan although having a single partitioned room to the front elevation. These offices are light, bright and airy, having external windows to the front elevation. There is perimeter trunking and air conditioning.

- \* 5 allocated car parking spaces plus additional to front of roller shutter
- \* Three phase power
- \* Manual roller shutter
- \* Gas fired central heating serving radiators
- \* Air conditioning to office parts
- \* Separate male and female toilet facilities
- \* Separate kitchen
- \* Fire & security alarms (untested)
- \* Inner security grilles to ground floor windows and doors
- \* Communications cabling cat 5E to include floor boxes



<b>TENURE:</b>	Leasehold.
<b>RENT:</b>	Upon application.
<b>RATEABLE VALUE:</b>	We are informed upon a rateable value of £31,000 with effect 1 April 2023. Interested parties are advised to verify this information at <a href="http://www.tax.service.gov.uk/business-rates-find">www.tax.service.gov.uk/business-rates-find</a> .
<b>SERVICE CHARGE:</b>	TBA.
<b>LEGAL COSTS:</b>	Each party are to be responsible for their own legal costs.
<b>VAT:</b>	TBA.
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes ( <a href="mailto:aaran@pwco.biz">aaran@pwco.biz</a> ) or Tracey Gidley ( <a href="mailto:tracey@pwco.biz">tracey@pwco.biz</a> ) at Paul Wallace Commercial on 01992 440744.

**C4818**



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