

**CHARLTON MEAD LANE,  
HODDESDON, HERTS, EN11 0DJ**



**INDUSTRIAL WAREHOUSE  
WITH ENCLOSED REAR YARD**

**10,960 SQ FT  
+ MEZZANINE**

**FREEHOLD FOR SALE OR TO LET**

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**LOCATION:**

The building holds a prominent position accessed off Charlton Mead Lane and having a significant frontage onto the main Essex Road which runs through the industrial estate adjoining with the dual carriageway A1170 just several minutes to the north east from where are continual dual carriageway connections up to the A10 London to Cambridge trunk road within not more than 1 miles distance.

A414	-	2 miles
Junction 25, M25	-	7 miles
Enfield	-	8 miles
M11 Harlow	-	11 miles
A406 North Circular	-	15 miles
A1/Hatfield	-	15 miles
Stansted Airport	-	20 miles
M1/Hemel Hempstead	-	22 miles
Luton Airport	-	24 miles

Hoddesdon town centre is within a few minutes drive distance and offers a full range of retail, banking and restaurant facilities. The rail network into central London is within less than 1 miles distance.

**DESCRIPTION:**

A modern industrial warehouse building of steel portal frame construction under a pitched insulated roof with profile sheet metal cladding to the elevations.

The rear yard is fully enclosed and securable with palisade fencing and gates out onto the rear service road.

There is additional car parking to the front (office) elevation.

Ground floor	-	9,950 sq ft
First floor offices	-	1,010 sq ft
<b>Total</b>	-	<b>10,960 sq ft</b>
Optional mezzanine	-	3,229 sq ft

All dimensions and floor areas are approximate.

- \* Clear single span - no columns
- \* Large rear loading door
- \* Three phase power and gas
- \* Warm air heating to warehouse
- \* 18' eaves
- \* Separate male and female toilet facilities
- \* Securely fenced rear yard
- \* 10 additional car parking spaces to front forecourt
- \* Recently replaced translucent roof light panels



<b>TERMS:</b>	To let/for sale.
<b>RATEABLE VALUE:</b>	We are informed upon a rateable value of £93,500 with effect 1 April 2023. Interested parties are advised to verify this information at <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> .
<b>SERVICE CHARGE:</b>	TBA.
<b>EPC:</b>	Light green 74C.
<b>VAT:</b>	TBA.
<b>LEGAL COSTS:</b>	Each party are to be responsible for their own legal costs.
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes at Paul Wallace Commercial on 01992 440744 or <a href="mailto:aaran@pwco.biz">aaran@pwco.biz</a> .

**C4816**

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