

**UNIT 10, OPTIMA BUSINESS PARK,
PINDAR ROAD, HODDESDON, EN11 0DY**



**A MODERN INDUSTRIAL
WAREHOUSE & BUSINESS
BUILDING**

1,990 SQ FT

TO LET - NEW LEASE

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LOCATION:

The Optima Business Park fronts Hoddesdon's premier Pindar Road employment location from where there is swift access up onto the dual carriageway Dinant Link Road which thereafter connects with the A10 London to Cambridge trunk road within approximately one 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 A1(M)/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 of retail, service and restaurant facilities.

DESCRIPTION:

A modern 12 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.

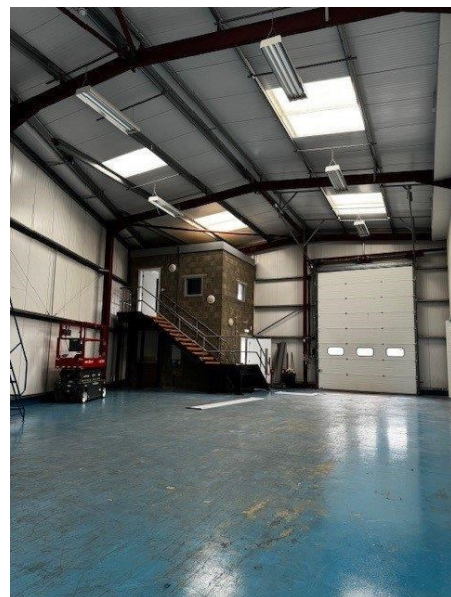
The unit is to a maximum built depth of approximately 50' and has an eaves height of 20' rising to 22' 6" at apex.

Ground floor	-	1,858 sq ft
First floor office	-	132 sq ft
Total	-	1,990 sq ft GIA

All floor areas and dimensions are approximate.

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

- * Fully glazed personnel entrance door and side panel
- * 15' 6" electric roller shutter
- * LED warehouse lighting
- * Separate male and female wc's
- * Three phase power & gas
- * External flood lighting
- * Emergency lighting
- * Properly allocated car parking spaces
- * Security and fire alarms (untested)
- * Electric wall heater to office room



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TERMS:	To let on a new lease.
RENT:	£28,000 per annum exclusive.
VAT:	Applicable.
SERVICE CHARGE:	TBA.
RATEABLE VALUE:	We have been advised that the premises have a rateable value of £22,250 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk .
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
EPC:	TBA.
VIEWING:	Strictly by appointment through Aaran Forbes or Tracey Gidley at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz .

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