

**UNIT 17, IMPRESA PARK, PINDAR ROAD,
HODDESDON, EN11 0DL**



**A MODERN INDUSTRIAL
WAREHOUSE & OFFICE
BUILDING**

1,971 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

Impresa Park is accessed immediately off the Pindar Road industrial area. From it's junction with Essex Road there is quick access onto the dual carriageway Dinant Link Road and thereafter up to the A10 which connects with junction 25 of the M25 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.

Current Hoddesdon occupiers include Sainsbury, Bidvest, Chep, LGC Forensics, Nightfreight, PTS Plumbing Trade Supplies and Bibby.

A10	-	1 mile
A414	-	2 miles
J25, M25	-	6 miles
M11, Harlow	-	10 miles
J6, A1, Hatfield	-	12 miles
London Stansted International Airport	-	23 miles
London Luton International Airport	-	24 miles
London Heathrow International Airport	-	46 miles

Rye Park rail station serving London Liverpool Street is within 10 minutes walking distance.

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

At the entrance to the Hoddesdon industrial area there is a £10 million+ programme of highway upgrades due for completion in Spring 2021 which will vastly improve dual carriageway connectivity.



DESCRIPTION:

Impresa Park is a modern industrial warehousing scheme providing 30 small units across the full range of B1, B2 and B8 uses.

Unit 17 is of steel frame construction with full cladding to the elevations under a pitched insulated roof incorporating translucent light panels.

Ground floor	-	1,097 sq ft
First floor offices	-	437 sq ft
Total	-	1,971 sq ft

All dimensions and floor areas are approximate.

- * 17' eaves
- * Three phase power & gas
- * Communication points (untested)
- * 13' loading door
- * Warm air heating to factory area
- * Separate male and female WC's (one disabled)
- * Fire & security alarms (untested)
- * Air conditioning to office area
- * Security shutters to ground floor windows
- * 2 x parking spaces plus third to front of loading door

The first floor office is entirely open plan with windows to the external, perimeter trunking, suspended ceilings, floor coverings, light and electric wall heaters.

The front most estate access point has security controlled gates operated on a timer system with passcode.



TERMS:

To let on a new lease (conditions apply).

RENT:

£20,950 per annum exclusive.

SERVICE CHARGE:

Upon application.

RATEABLE VALUE:

We are informed upon a rateable value of £16,750 with effect 1 April 2017. Interested parties are advised to verify this information at www.voa.gov.uk.

EPC RATING:

Yellow D76.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VAT:

Applicable.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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