

**UNIT 40, HILLGROVE BUSINESS PARK,
NAZEING ROAD, NAZEING, EN9 2HB**



**PRODUCTION WAREHOUSE
BUILDING**

**PRIME FRONT OF ESTATE
POSITION**

12,556 SQ FT



TO LET

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LOCATION:

The Hillgrove Business Park is situated in the heart of the Lea Valley fronting the B194 Nazeing Road approximately one mile from it's junction with the B1170 Broxbourne High Road which offers subsequent A10 connections at Wormley and/ or Hoddesdon.

The Hillgrove Estate has it's own snack bar and just a few hundred yards down the road there is a small terrace of convenience retail including general grocer, dry cleaners, café and take-away.

The M25, junction 25, is just 6 miles to the South and the A414 3 miles to the North from where there are Eastward M11 connections at Harlow and Westward A1M/M1 connections at Hatfield and beyond.

Broxbourne main line rail is within one miles distance offering 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 SITE:

In total the Hillgrove Business Park extends to approximately 9.2 acres and has a frontage onto the Nazeing Road of 300 metres. The entire site provides for a total of in excess of 200,000 sq ft of B1, B2 and B8 warehouse and industrial accommodation in a total of 89 individual units.

The entire site is fully self contained and secure whilst benefitting from a 12 hour (night shift) on site manned security patrol and security entry barrier. Global site security cameras and CCTV have also been installed.

DESCRIPTION:

Unit 40 is close to the main entrance point of the estate and is of steel frame construction under a pitched and trussed roof incorporating light panels.

Building length	-	188'
Building width	-	62'
Industrial warehouse areas	-	10,856 sq ft
Ground floor office & staff	-	850 sq ft
First floor office, staff, canteen & WC's	-	850 sq ft
Total	-	12,556 sq ft

All dimensions and floor areas are approximate.

- * 14' 6" eaves to underside of roof truss
- * Allocated car parking
- * Separate male and female WC's
- * Canteen
- * Carpets and heating to office areas
- * Roller shutter (18' 6" w x 12' h)
- * Second smaller roller shutter to rear elevation
- * Security and fire alarms (untested)
- * Gas and electric (three phase)



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TENURE:	Leasehold.
RENT:	A low £6.77 per sq ft equivalent.
VAT:	TBA.
RATEABLE VALUE:	We are advised upon a rateable value of £60,000 reflecting rates payable in the magnitude of £2,395 pcm with effect 1 April 2017. Interested parties are advised to verify this information at www.voa.gov.uk .
SERVICE CHARGE:	Attributable to the manned security and general maintenance of the communal areas, floodlighting and CCTV, etc. Further information upon request.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz .

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