# Crossnock88

### 88,700 SQ FT AMBIENT WAREHOUSE FACILITY

CHARLTON MEAD LANE HODDESDON EN11 OJD





### **CrossDock 88**

CHARLTON MEAD LANE

#### **FEATURES**

- CROSSDOCKED FACILITY
- 19 UPGRADED DOCK LEVEL LOADING POSITIONS
- 1 SURFACE LEVEL DOOR
- LOW SITE COVERAGE
- FULLY SECURE FENCED AND GATED SITE
- 360° VEHICULAR CIRCULATION
- RACKING IN SITU

- POTENTIAL 2 ACRE EXPANSION AREA
- REFURBISHMENT WORKS COMPLETED (ROOF, LED LIGHTING, DOCK POSITIONS)
- GATEHOUSE
- MASSIVE £10M+ ROAD UPGRADE CONNECTING TO DUAL CARRIAGEWAY SYSTEM
- OFFICE/STAFF/WELFARE AREAS

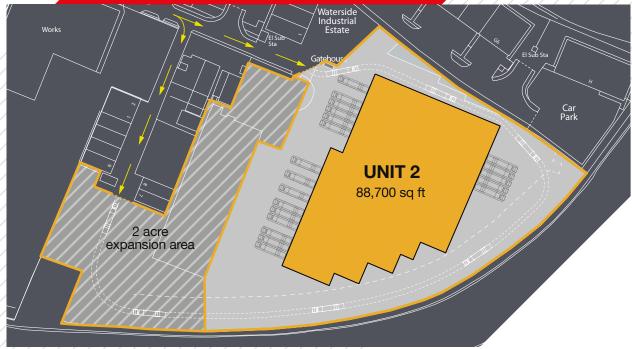


#### THE SITE

UNIT 2	SQ FT	SQ M
Warehouse	79,940	7,426
Offices	8,760	814
Total	88,700	8,240

All dimensions and floor areas are approximate.







Hoddesdon is a strong south east logistics location, situated just off the A10 London to Cambridge trunk road approximately 7 miles due north of junction 25 of the M25.

Significant occupiers include Sainsbury's, Lansing Linde, Bidvest, Cert Octavian, DX, Marstons, Recall and Cortland.





## CrossDock 88



WATE

CHARLTON MEAD LANE

#### **TERMS**

New lease(s) for a term of years to be agreed. Sub division possible.

#### RATEABLE VALUE

TBC.

#### **LEGAL COSTS**

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

#### VAT

TBC.

#### **VIEWING**

Strictly by appointment through the joint agents.



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Distances miles	Ware	
A10 1	Ware Cambridge Rye House	
Enfield 8	A10 PERFORMAN	
A414 2		ĺ
J25 (M25) 7	DINANT LINK RD	
M11 / Harlow 11	Hoddesdøn	
A406 North Circular 14	The State of the S	
A1 / Hatfield	A1170	
Stansted Airport 20	DOBBS I	Harlow>
M1 / Hemel Hempstead 22	Lee Valley Park	RO
Luton Airport 24		7
	M25 J25  Broxbourne	
STEVENAGE		
Luton	A10 Stansted	DDAINTDEE
	BISHOP'S 8 STORTFORD//	BRAINTREE
A1(M) A602		<b>&gt;</b>
6	A1184	
WELWYN GARDEN	MII	A131
CITY A414	A414	
HATFIELD	HARLOW	
	HODDESDON	MSFORD
A414		MSFORD
	HESHUNT EPPING	X
3 <u>M25</u> 25	28 27	
M1 A111 ENGLELD	A12	A130
ORD A110	5	Also
A406	BILL ERICA)	
HARROW AI AIO	A12	BASILDON

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. January 2020.