

# CrossDock 88

88,700 SQ FT  
AMBIENT WAREHOUSE FACILITY

CHARLTON MEAD LANE  
HODDESDON EN11 0JD



**A detached cross docked ambient  
B8 distribution warehouse facility**

# CrossDock 88

CHARLTON MEAD LANE

## FEATURES

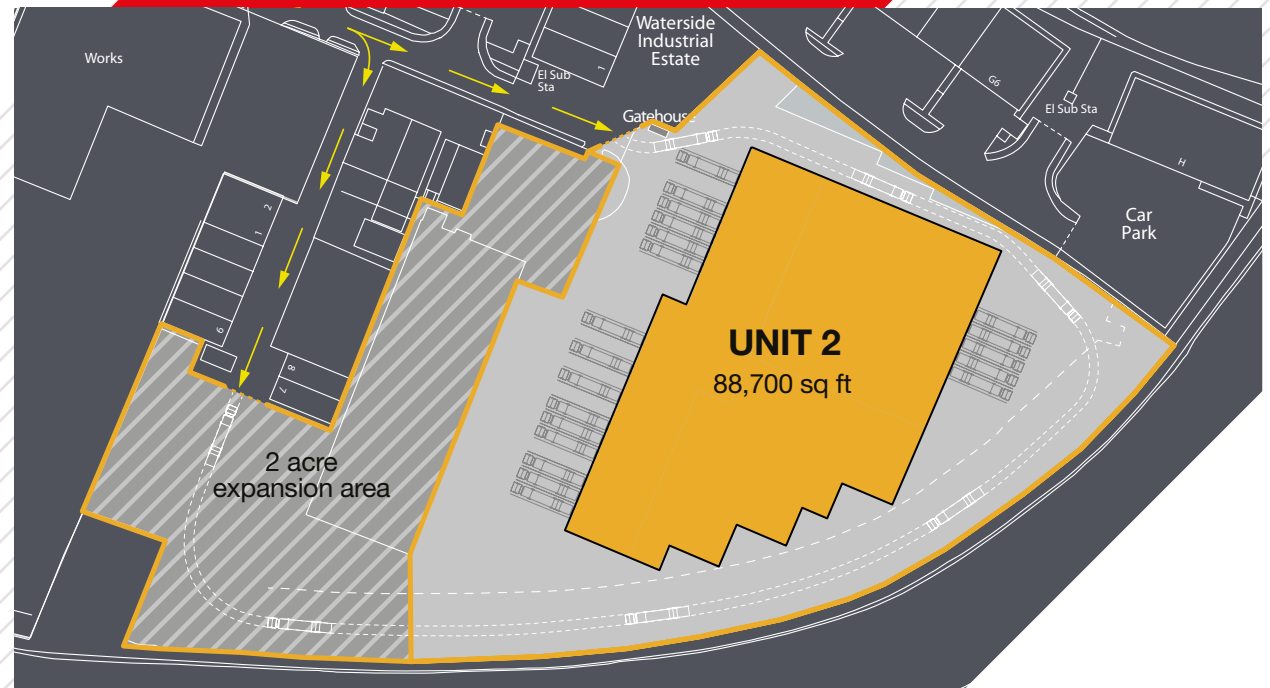
- CROSSDOCKED FACILITY
- 19 UPGRADED DOCK LEVEL LOADING POSITIONS
- 1 SURFACE LEVEL DOOR
- LOW SITE COVERAGE
- FULLY SECURE FENCED AND GATED SITE
- 360° VEHICULAR CIRCULATION
- RACKING IN SITU
- POTENTIAL 2 ACRE EXPANSION AREA
- REFURBISHMENT WORKS COMPLETED (ROOF, LED LIGHTING, DOCK POSITIONS)
- GATEHOUSE
- 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
<b>Total</b>	<b>88,700</b>	<b>8,240</b>

All dimensions and floor areas are approximate.



# CrossDock 88

CHARLTON MEAD LANE



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

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.

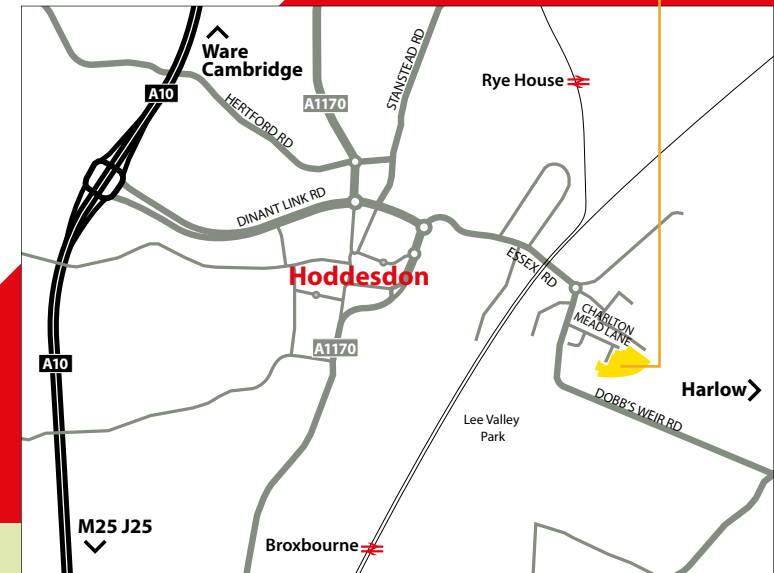
## VAT

TBC.

## VIEWING

Strictly by appointment through the joint agents.

Distances	miles
A10	1
Enfield	8
A414	2
J25 (M25)	7
M11 / Harlow	11
A406 North Circular	14
A1 / Hatfield	14
Stansted Airport	20
M1 / Hemel Hempstead	22
Luton Airport	24



0203 889 1010

Jonjo Lyles  
jonjo.lyles@m1agency.co.uk

Andy Hall  
andy.hall@m1agency.co.uk

Henry Watson  
henry.watson@m1agency.co.uk



01992 440744

Aaran Forbes  
aaran@pwco.biz