

Ice Station 88

CHARLTON MEAD LANE
HODDESDON EN11 0JD

88,700 SQ FT
CHILLED HIGH BAY WAREHOUSE



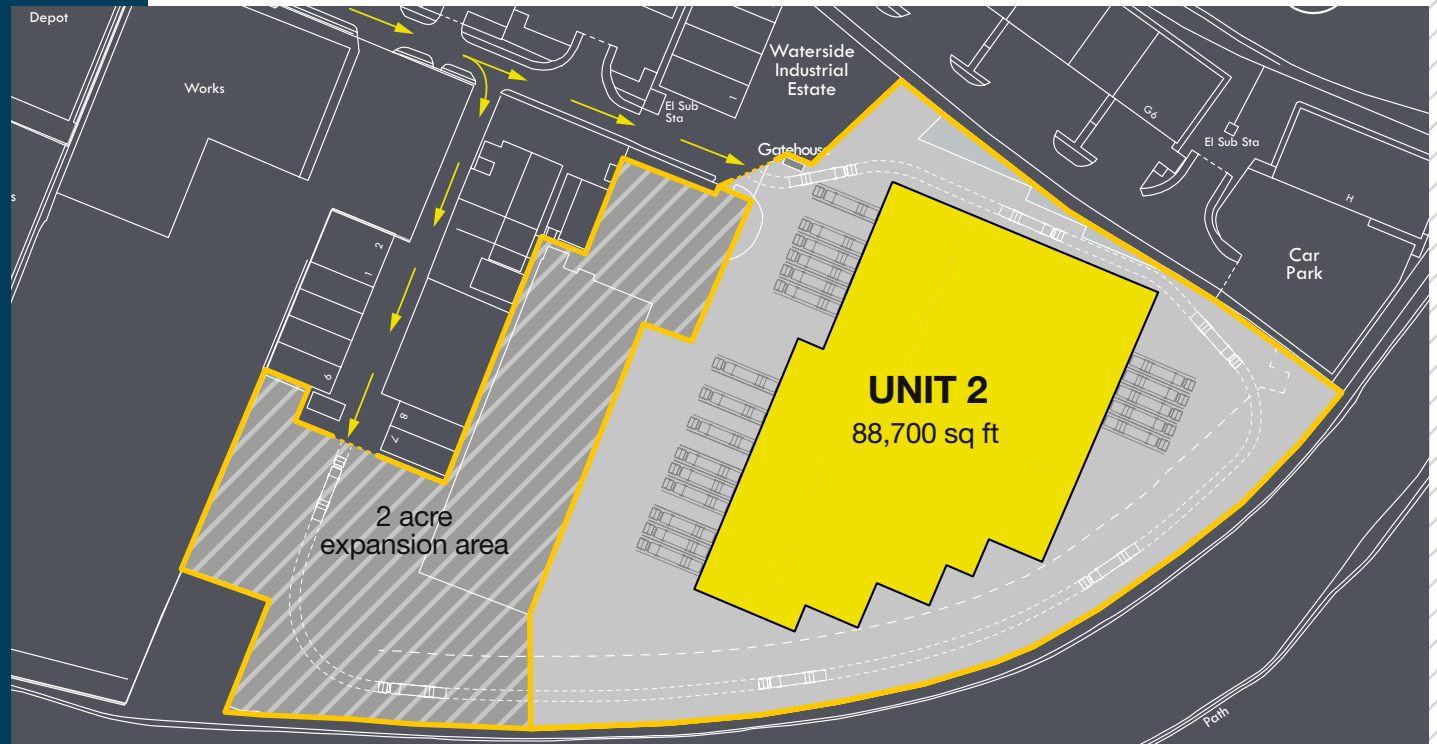
A detached
cross docked
B8 distribution
warehouse with
chill & freeze
facilities in situ

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FEATURES

- FREEZER AND CHILL FACILITIES IN SITU
- 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



UNIT 2	SQ FT	SQ M
Cold Store (chill)	47,200	4,385
Cold Store (freeze)	41,500	3,855
Total	88,700	8,240

All dimensions and floor areas are approximate.

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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.

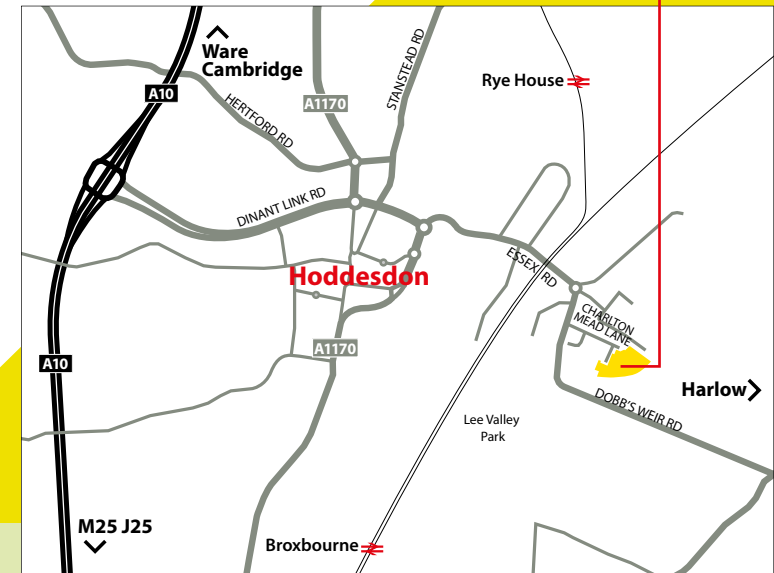


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Distances	miles
A10	1
Enfield	8
A414	2
J25 (M25)	7
M11 / Harlow	11
A406 North Circular	14
A1 / Hatfield	14
Stansted Airport	20
M1 / Hemel Hempstead	22
Luton Airport	24



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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