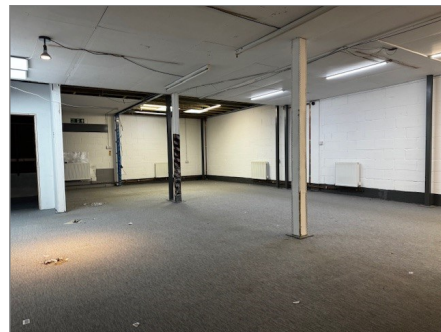


**UNIT 57, HILLGROVE BUSINESS PARK,
NAZEING ROAD, NAZEING, EN9 2HB**



**A FLEXIBLE COMMERCIAL
WORKSPACE BUILDING
SUIT STORAGE/PRODUCTION/
MEDICAL/R&D
& OTHER CATEGORY E USES**



2,980 SQ FT

TO LET/FOR SALE

www.paulwallace.co.uk

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 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 A1(M)/M1 connections at Hatfield and beyond.

Broxbourne British Rail Station 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 in excess 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 have also been installed.

DESCRIPTION:

Unit 57 is situated towards the far right hand corner of the Hillgrove Business Park within a quiet terrace of near identical buildings overlooking a single terrace of car parking.

This building is of steel frame construction with brick and block work and profile sheet metal cladding to the elevations under a steel pitched insulated roof incorporating light panels.

Unit 57 has a near full cover first floor area which has been laid out to create 5 principle office rooms, a shower room and cupboard storage. The entire is extremely well presented benefitting gas fired central heating throughout and air conditioning. There are separate male and female toilet facilities and a kitchen at ground floor.

Ground floor - 60' 9" x 24' 6"	-	1,492 sq ft
First floor offices	-	1,308 sq ft
First floor storage	-	180 sq ft
Total	-	2,980 sq ft

All floor areas and dimensions are approximate.



DESCRIPTION (CONT):

- * Security entry phone system
- * Air conditioning
- * Full gas fired central heating serving radiators throughout
- * WC's and kitchen
- * BT/communications (untested)
- * Roller shutter
- * Secondary inner roller shutter
- * Security grille to personnel door
- * 3 allocated car parking spaces
- * Security and fire alarms (untested)



TERMS:

To let/for sale.

RENT:

Rent from a low £10.00 per sq ft equivalent.

PRICE:

Upon application.

VAT:

TBA.

RATEABLE VALUE:

We are informed upon a rateable value of £15,500 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

SERVICE CHARGE:

TBA.

LEGAL COSTS:

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

VIEWING:

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

C3334-57.1

www.paulwallace.co.uk

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