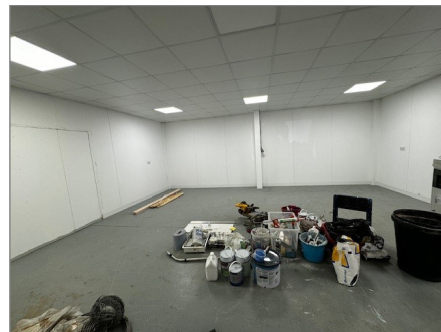
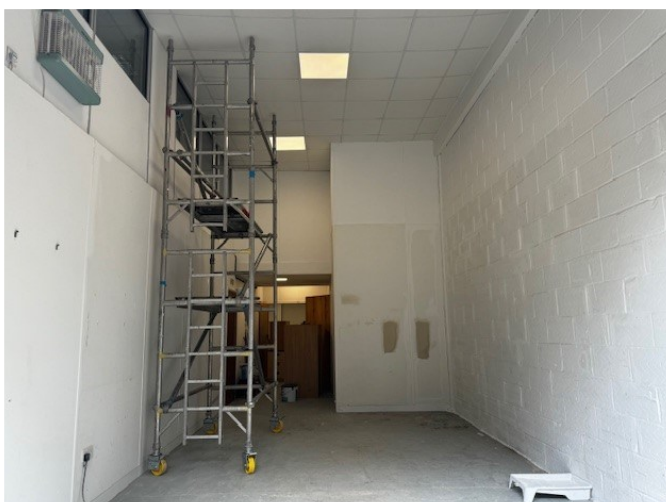


**UNIT 59, HILGROVE BUSINESS PARK,
NAZEING ROAD, NAZEING, EN9 2HB**



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

2,979 SQ FT

TO LET/FOR SALE

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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 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 24 hour (night shift) on site manned security patrol and security entry barrier. Global site security cameras have also been installed.

DESCRIPTION:

Unit 59 was previously occupied and remains partially fitted to suit medical/R&D based users and 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 59 has a near full cover first floor area currently laid out as 3 rooms. The entire is extremely well presented benefitting air conditioning throughout. There are separate male and female toilet facilities and a kitchen at ground floor.

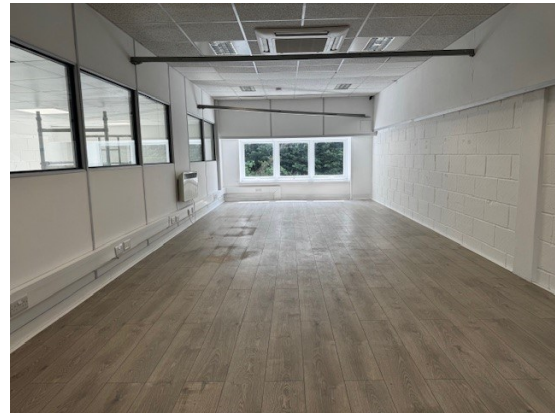
Ground floor - 60' 9" x 24' 6"	-	1,513 sq ft
First floor offices	-	1,466 sq ft
Total	-	2,979 sq ft

All floor areas and dimensions are approximate.



DESCRIPTION (CONT):

- * Complete internal redecoration
- * Security entry phone system
- * Air conditioning and electric warm heaters
- * Full gas fired central heating serving radiators throughout
- * Upgraded WC's and kitchen
- * BT/communications (untested)
- * 10' x 10' roller shutter
- * Secondary inner roller shutter
- * Security grille to personnel door
- * 3 allocated car parking spaces
- * Security and fire alarms (untested)
- * Perimeter trunking
- * Floor coverings
- * External floodlighting



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TERMS:	To let/for sale.
RENT:	£28,000 per annum exclusive.
PRICE:	£450,000, subject to contract only.
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.

C3334-57.2

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