

**UNIT 80, HILLGROVE BUSINESS PARK,  
NAZEING ROAD, NAZEING, EN9 2HB**



**A GOOD CLEAN & TIDY INDUSTRIAL  
WAREHOUSE BUILDING**

**2,700 - 5,170 SQ FT**

**FOR SALE (MAY LET)**

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

**DESCRIPTION:** Unit 80 was of brand new build when the estate was originally redeveloped and is of modern steel portal frame construction under a pitched insulated roof and with brick and block work profile sheet metal cladding to the elevations.

There is a substantial first floor storage mezzanine to the majority.

|                       |   |                       |   |                    |
|-----------------------|---|-----------------------|---|--------------------|
| Ground floor          | - | 54' depth x 50' width | - | 2,700 sq ft        |
| First floor mezzanine |   |                       | - | 2,470 sq ft        |
| <b>Total</b>          |   |                       | - | <b>5,170 sq ft</b> |

All floor areas and dimensions are approximate.

- \* 5 allocated car parking spaces tbc
- \* Gas fired central heating to radiators
- \* Separate male and female WC's
- \* Kitchen
- \* Three phase power and gas
- \* 16' eaves (23' 6" to apex)
- \* Roller shutter loading door
- \* Near full cover storage mezzanine
- \* Small first floor office room

**TENURE:** Freehold for sale (may let).

**PRICE:** Upon application.

**RENT:** Upon application.

**VAT:** TBA.

**RATEABLE VALUE:** We are informed upon a rateable value of £20,000 with effect 1 April 2023. Interested parties are advised to verify this information at [www.voa.gov.uk](http://www.voa.gov.uk).

**SERVICE CHARGE:** Attributable to the manned security and general maintenance of the communal areas, floodlighting, etc.

**EPC:** To follow.

**LEGAL COSTS:** Each party are to be responsible for their own legal costs.

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

**C3334-80.1**

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