

**UNITS C2 & C3, BELCON INDUSTRIAL ESTATE,
GEDDINGS ROAD, HODDESDON, EN11 0NT**



**INDUSTRIAL WAREHOUSE
& BUSINESS UNITS**

1,151 - 3,231 SQ FT

TO LET

LOCATION:

The Belcon Industrial Estate is located towards the far Southern end of Geddings Road approximately 200 yards distance from it's junction with Essex Road which interconnects with the A1170 dual carriageway Dinant Link Road from where the A10 is accessible in less than one miles dual carriageway access. The estate is opposite Bennetts Car Parts, Euro Car Parts and FMG.

Junction 25 of the M25 is 6 miles to the South whilst the A414 skirts the town to the North providing Eastward M11 connections at Harlow and Westward A1(M)/M1 connections at Hatfield and beyond.

The National Rail service is available from both Rye Park and Broxbourne with 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.

Hoddesdon town centre is just a short 5 minute journey providing a full range of retail, service and restaurant facilities.



DESCRIPTION:

A pair of adjoining production, showroom and warehouse buildings being of concrete portal frame construction with majority brick and partial clad elevations under pitched roofs incorporating light panels.

Unit	Ground Floor	Mezzanine	Total
C2	562 sq ft	396 sq ft	958 sq ft
C3	1,151 sq ft	1,122 sq ft	2,273 sq ft
Total	1,713 sq ft	1,518 sq ft	3,231 sq ft

All dimensions and floor areas are approximate.

The longstanding current occupiers utilise the space for that of kitchen and tile showroom although other uses within the category E, B1 & B8 use classes would be equally suitable.

- * 18' eaves
- * Gas and three phase power
- * 12' roller shutter loading doors
- * WC and kitchen facilities
- * Fire and security alarms (un-tested)
- * 5 allocated parking spaces plus additional to front of roller shutters

TERMS:	To let for a term to expire July 2029 or new lease(s) by negotiation.	
RENT:	Unit C2	- £12,000 per annum exclusive
	Unit C3	- £20,000 per annum exclusive
RATEABLE VALUE:	We are advised upon a single rateable value of £23,500 with effect from 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk . Should the units be let separately then each unit will require reassessment. It is possible that the revised assessment on Unit C2 will be such that up to 100% rating allowance may be attributable.	
LEGAL COSTS:	Each party are to be responsible for their own legal costs.	
VAT:	Applicable.	
EPC:	Unit C2	- Green 67C
	Unit C3	- Green 46B
SERVICE CHARGE:	For the year ending December 2025:	
	Unit C2	- £ 690.55 per annum
	Unit C3	- £1,425.82 per annum
VIEWING:	Strictly by appointment through Aaran Forbes or Tracey Gidley at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz .	

C4915

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