paulwallace commercial
01992 440744
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27 PINDAR ROAD, HODDESDON, EN11 0DE









DETACHED INDUSTRIAL WAREHOUSE BUILDING WITH YARD & ROADSIDE FRONTAGE

4,800 SQ FT
ON 0.5 ACRES

TO LET

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LOCATION:

Number 27 fronts the main Pindar Road industrial area in Hoddesdon close to it's junction with Essex Road from where there is quick access out onto the dual carriageway Dinant Link Road up to the A10 which connects with junction 25 of the M25 approximately 8 miles to the south.

Current Hoddesdon occupiers include Sainsbury, Bidvest, Chep, DX, Evri, Travis Perkins and Jewson.

A10	-	1 mile
A414	-	2 miles
Junction 25, M25	-	8 miles
M11/Harlow	-	10 miles
Junction 6, A1M Hatfield	-	12 miles
London Stansted International Airport	-	23 miles
London Luton International Airport	-	24 miles

The rail network serving London Liverpool Street is within 10 minutes walking distance.

Hoddesdon town centre offers a full range of retail, service and restaurant facilities.



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DESCRIPTION:

A fully detached industrial warehouse building of concrete portal frame construction under a pitched roof with rear loading and front ground floor offices.

The office areas have sealed unit replacement double glazed windows, perimeter trunking, carpets, LED lighting, modern electric wall heaters, air conditioning and vertical window blinds.

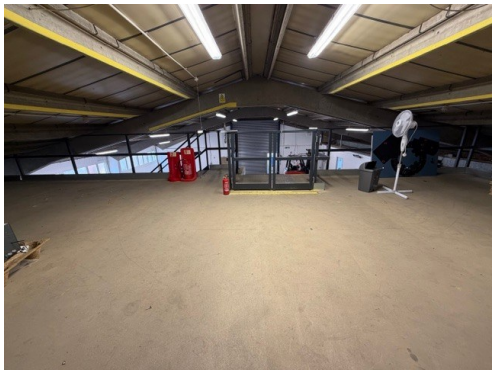
The industrial warehouse areas are free of supporting columns and have a rear covered loading canopy which can be fully enclosed.

All ground floor areas	**-**	**4,800 sq ft**
Mezzanine	**-**	**800 sq ft**
Total site area	**-**	**0.5 acres**

All dimensions and floor areas are approximate.

* Secure palisade fencing to site perimeter
* Electric roadside gate
* Secondary inner gates to right flank elevation
* All level concrete hardstanding yard area
* 14' roller shutter electric loading door
* External floodlighting
* Fire & emergency systems (untested)
* Three phase power
* LED lighting
* Comms area/CCTV/security alarms (untested)
* Disabled toilet facilities
* Kitchenette
* Staff and restroom areas



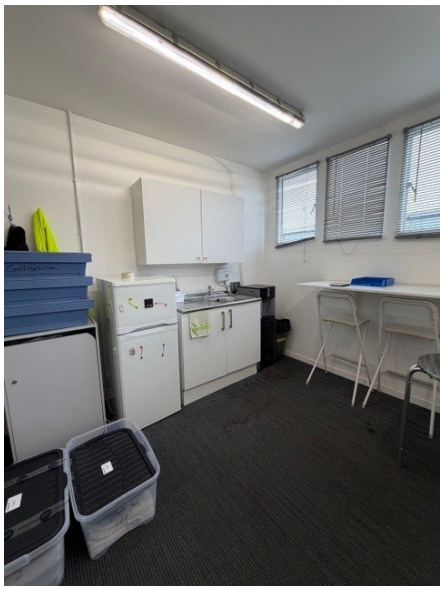


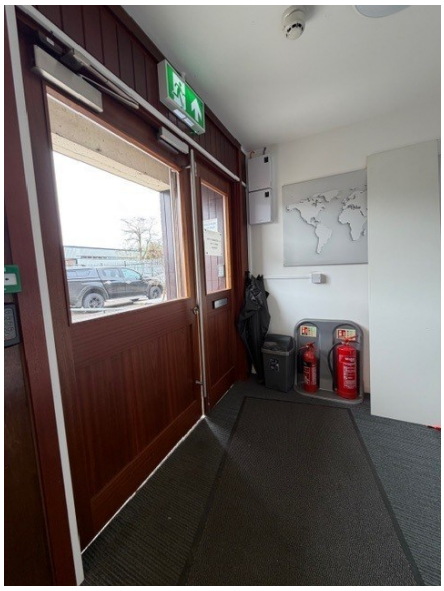


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TERMS:	To let on a new lease.
RENT:	Upon application.
VAT:	TBA.
RATEABLE VALUE:	We have been advised that the premises have a rateable value of £33,250 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
EPC:	TBA.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
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.

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