

RYE ROAD, HODDESDON, EN11 0EG



OPEN STORAGE YARD
CIRCA 2.66 ACRES
TO LET

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LOCATION:

Accessed off the far end of Pindar Road via Normandy and Fisherman's Way immediately adjacent to Rye House rail station.

Pindar Road junctions with Essex Road from where there is quick access out onto the dual carriageway Dinant Link Road up to the A10 which links with junction 25 of the M25 8 miles to the south.

The A414 skirts Hoddesdon to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

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

Rail network into central London	-	Immediately opposite
Pindar Road	-	675 yards
A10 dual carriageway (a further)	-	0.65 miles
Hoddesdon town centre	-	0.9 miles
A10 (a further)	-	1.1 miles
A414	-	2 miles
Junction 25, M25	-	8 miles
M11 Harlow	-	10 miles
Junction 6, A1 Hatfield	-	12 miles
London Stansted International Airport	-	23 miles

The rail network runs through to London Liverpool Street via Tottenham Hale with it's Victoria Line underground connections.

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



DESCRIPTION:

A broadly regular shaped open level yard with a mix of concrete and compacted surfaces.

Secure eastern boundary with the Lea Valley Regional Park/River Lea and similar to the western boundary with the railway line running along the entire elevation.

Total site area - 2.66 acres

All dimensions and sizes are approximate.

- * 35 metre highway frontage
- * Level surface
- * Boundary features
- * Dual vehicular entry points
- * Immediately adjacent to rail network
- * HGV access via Pindar Road

TERMS:	The entire to let on a new lease. Consideration to letting in part only.
RENT:	Upon request.
RATEABLE VALUE:	TBA.
VAT:	TBA.
LEGAL COSTS:	Each party 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.

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