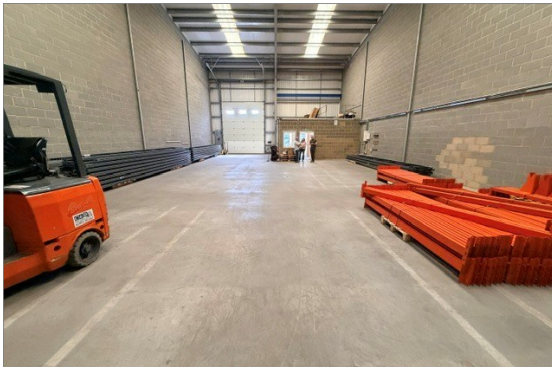


**UNIT N3, R D PARK, ESSEX ROAD,
HODDESDON, EN11 0FB**



**MODERN INDUSTRIAL
WAREHOUSE BUILDING**

3,258 SQ FT
23'/7M EAVES

TO LET

www.paulwallace.co.uk

LOCATION:

Unit N3, R D Park, holds an elevated position on what was originally referred to as Site K, now being amongst occupiers such as Metra Non Ferrous Metals, AJD Landrovers, Heward & Dean and Seieffe UK at the very southern end of Essex Road just before the Dobbs Weir Bridge.

Other significant occupiers within close proximity include Bidvest UK, Poundland, Octavian, PCL, Linde Trifik and Chep.

Essex road junctions with the Dinant Link Road to the east from which point there are dual carriageway connections up to the A10 within approximately one miles distance.

The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. Junction 25 of the M25 is approximately 6 miles to the south.

British Rail is provided from both Rye House and Broxbourne, each providing a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION:

Developed by Goodman in partnership with Scottish Widows back in 2007, Unit N2 comprises a fully self contained steel portal framed industrial warehouse building being one of a terrace of just 6 near identical specification buildings with brick and profile sheet metal cladding to the elevations under a shallow pitched insulated roof incorporating translucent light panels.

Total GIA - 3,258 sq ft.

All dimensions and floor areas are approximate.

- * 23'7m eaves
- * Separate male and female toilets (including disabled)
- * Small ground floor office
- * Tea station
- * Boot/washroom
- * Exterior flood lighting
- * Gas, three phase and telecom connections
- * Security and fire alarms (untested)
- * 15' 6" electric roller shutter
- * Front yard suitable to receive tenant palisade fencing



TERMS:	To let on a new lease at a commencing rental of £48,870 per annum exclusive.
SERVICE CHARGE:	Further information upon request.
RATEABLE VALUE:	We have been informed upon a rateable value of £38,250 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk .
EPC:	Green 55C.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
VAT:	Applicable.
VIEWING:	Strictly by appointment through Aaran Forbes or Tracey Gidley on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz .

C4397-3



MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- Rents and prices quoted in the particulars may be subject to VAT in addition