

**UNIT 20, MAPLE PARK, ESSEX ROAD,
HODDESDON, EN11 0EX**



**A MODERN END OF TERRACE PRODUCTION
WAREHOUSE, COMMERCIAL & OFFICE UNIT**

2,235 SQ FT

TO LET

LOCATION:

Maple Park is situated in a highly prominent position accessed from the foot of the Gerald Game Memorial Bridge at it's junction with Pindar Road within the very heart of Hoddesdon's main commercial area.

There is immediate access onto Essex Road and thereafter within approximately 200 yards or so distance to the west there is dual carriageway access up to the A10 which has subsequent M25, junction 25 connections 6 miles to the south. The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

British Rail is provided from both Rye House and Broxbourne, each providing 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 DEVELOPMENT:

Maple Park is a modern development of approximately 15 years and provides just 21 buildings geared towards the lighter industrial and warehousing style of occupancy in tandem with more hi-tech and B1 business user operators. The scheme is designed around a centrally fully landscaped forecourt area which designates allocated car parking to all premises.

DESCRIPTION:

Unit 20 is an end of terrace unit being within the right hand terrace when entering Maple Park and is of modern steel frame construction with brick and block work and profile sheet metal cladding to the elevations under a shallow pitched insulated roof incorporating translucent light panels.

Ground floor	-	1,377 sq ft
First floor	-	858 sq ft
Total	-	2,235 sq ft

All dimensions and floor areas are approximate.

The ground floor has a reception, separate male and female toilet facilities, kitchen and storage areas.

There are two separate open plan office rooms at first floor with plenty of windows to the external enjoying a pleasant aspect over the forecourt parking and landscaped areas.

- * 5 allocated car parking spaces plus 6th to front of roller shutter
- * Three phase power
- * Manual roller shutter
- * Gas fired central heating serving radiators (new boiler)
- * Air conditioning to office parts
- * Separate male and female toilet facilities (including disabled)
- * Kitchen
- * Fire & security alarms (un-tested)
- * Warm air heating to warehouse areas
- * Perimeter trunking



TERMS:	To let on a new lease.
RENT:	£30,000 per annum exclusive.
RATEABLE VALUE:	We are informed upon a rateable value of £28,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk .
SERVICE CHARGE:	TBA.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VAT:	Applicable.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.
PHOTOGRAPHY:	All archive photography.

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