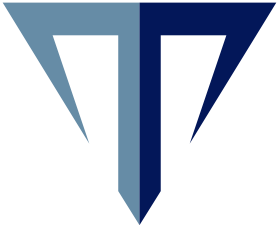


UNIT 10



TRIDENT

INDUSTRIAL ESTATE

PINDAR ROAD • HODDESDON • EN11 0WZ

To Let

Modern industrial warehouse building

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Specification.



B1, B2, B8 uses



1 ground level
loading door



6m minimum clear
internal height



To be refurbished



Heating to office



Three phase power
supply



Potential to
secure yard



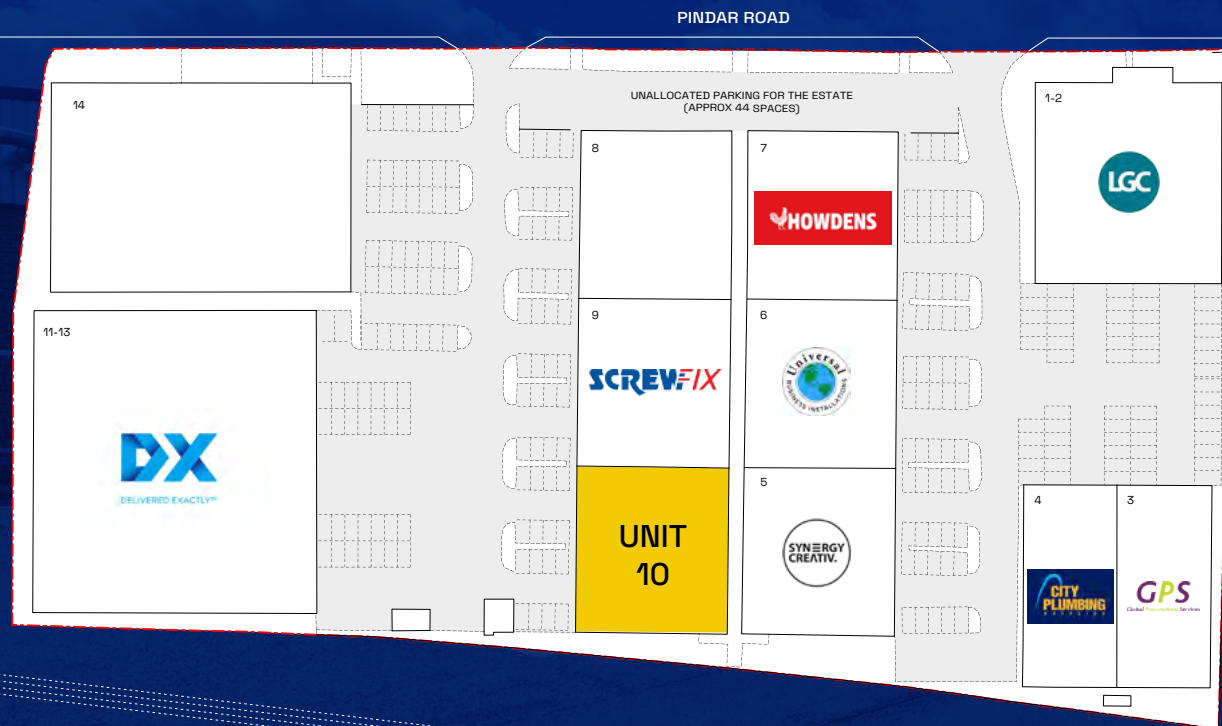
16 allocated car
parking spaces



Images are for indicative purposes only



Description.



Unit 10: Double concrete portal frame construction

Cladding: Brick and profile sheet metal

Roof: New pitched insulated roof with light panels

Front elevation: One full height up and over loading door

Interior: Offices, staff, and ancillary areas on ground and first floors along part of the flank elevation



Accommodation.

Unit 10	Sq ft	Sq m
Warehouse	8,000	743
G/F Office, Welfare, Wc	1,000	93
F/F Office	1,000	93
Total (GIA):	10,000	929



Images are for indicative purposes only

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Terms

Unit 10 is available on a new FRI lease for a term and rent to be agreed.

Please contact the agents for further information.

Rates

We have been advised upon a rateable value of £120,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

VAT

All prices and figures are quoted exclusive of VAT unless otherwise advised.

Availability

Immediately available.

Viewing

Strictly by appointment through the joint sole agents.



AARAN FORBES
07802 354 754
aaran@pwco.biz



ROBERT COHU
078 6065 9043
robert.cohu@dtre.com

HUGH STANTON
077 3035 7434
Hugh.Stanton@dtre.com