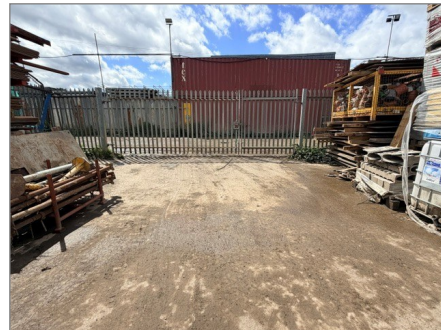


1A BIRCHWOOD INDUSTRIAL ESTATE, HOE LANE, NAZEING, EN9 2RJ



**A B2 INDUSTRIAL BUILDING TO
INCLUDE YARDAGE**

3,442 SQ FT + YARD

FOR SALE/TO LET

LOCATION:

The Birchwood Industrial Estate has a gated entrance point approximately 300 meters due north of it's junction with Hoe Lane and provides a single terrace of 4 commercial buildings.

There is swift access through to south west Harlow and via the B194 Nazeing Road connections through to the Broxbourne High Road and subsequently the dual carriageway A10 which connects with junction 25 of the M25 to the south. The dual carriageway A414 east west route is accessed to the north of Hoddesdon providing M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

In the centre of Nazeing village there is a range of neighbourhood retail to include café, general grocery, pharmacy, dry cleaners and bakery.

Hoddesdon town centre with it's larger range of retail and service industries is within a 10 minutes drive whilst the Brookfield Retail Complex is approximately 15 minutes distance in Cheshunt.

The main line rail network is provided from Broxbourne Station offering 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.



DESCRIPTION:

Unit 1a is of single span concrete portal frame construction under a pitched roof incorporating light panels. The elevations are of profile sheet metal cladding.

The main factory area is nearly entirely open plan and accessed via a large roller shutter directly from the enclosed rear yard.

There are offices at first floor level with suspended ceilings, perimeter trunking, carpets and air conditioning arranged as a mix of open plan and directors/meeting rooms. There are windows to the front elevation and internal windows overlooking the factory floor.

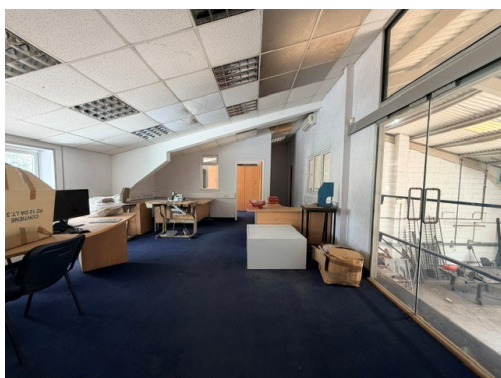
Ground floor	-	2,225 sq ft
First floor offices/staff	-	1,217 sq ft
Total	-	3,442 sq ft
Rear yard	-	3,971 sq ft
Front yard	-	3,700 sq ft

Additional parking

All floor areas and dimensions are approximate.

DESCRIPTION (CONT):

- * B2 general industrial building
- * Valuable yardage
- * Rear yard fully secured
- * Front capable of being secured
- * 16' eaves/22' 6" to apex
- * Fire and security systems (untested)
- * 14' roller shutter
- * First floor office and staff areas
- * Separate male/female WC's
- * Kitchen
- * Three phase power
- * Air conditioning to offices



TENURE:

Freehold/leasehold.

PRICE:

£650,000, subject to contract only.

RENT:

£46,000 per annum exclusive.

VAT:

Applicable.

RATEABLE VALUE:

We have been made aware of a single rateable value of £13,750 with effect 1 April 2026.

The relevant 2026/27 multiplier would be 43.2p. Interested parties are advised to verify this information at www.voa.gov.uk.

SERVICE CHARGE:

TBA.

LEGAL COSTS:

Each side are to be responsible for their own legal costs.

EPC:

To follow.

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.

C4961





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