

**MILLMEAD HOUSE, 22 PINDAR ROAD,
HODDESDON, EN11 0DE**



**A DETACHED INDUSTRIAL
WAREHOUSE BUILDING WITH
ENCLOSED YARD & VISIBLE
ROADSIDE FRONTAGE**

**12,718 SQ FT
ON 0.5 ACRES**

FOR SALE

LOCATION:

Millmead House fronts the main Pindar Road industrial area in Hoddesdon close to its junction with Essex Road from where there is quick access out onto the dual carriageway Dinant Link Road up to the A10 which connects with junction 25 of the M25 approximately 8 miles to the south.

Current Hoddesdon occupiers include Sainsbury, Bidvest, Chep, DX, Evri, Travis Perkins, Northgate Vehicle Hire, Howdens, Screwfix, Plumb City and Jewson.

A10	-	1 mile
A414	-	2 miles
Junction 25, M25	-	8 miles
M11/Harlow	-	10 miles
Junction 6, A1M Hatfield	-	12 miles
London Stansted International Airport	-	23 miles
London Luton International Airport	-	24 miles

The rail network serving London Liverpool Street is within 10 minutes walking distance.

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



AT A GLANCE:

- * **A detached industrial warehouse building**
- * **Total 12,718 sq ft**
- * **0.5 acre fully fenced and securable site**
- * **Front forecourt parking and rear yard**
- * **Main road frontage**
- * **Three phase power and gas**
- * **Immediate vacant possession**
- * **For sale**

DESCRIPTION:

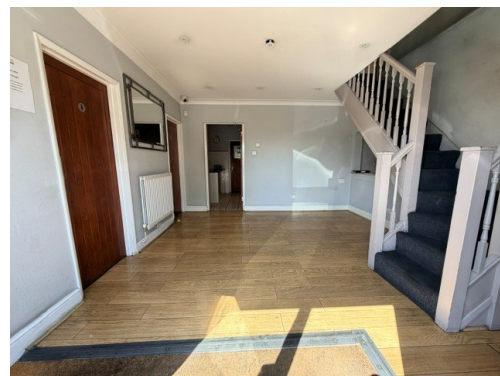
A detached industrial warehouse building with two storey offices and staff accommodation to the front, several mezzanine areas and a rear open sided store.

The main building is of steel portal frame construction under a pitched insulated roof incorporating light panels.

Production warehouse areas	-	8,238 sq ft
Front office, staff & WC	-	1,546 sq ft
Mezzanine storage	-	2,157 sq ft
External open sided store	-	777 sq ft
Total	-	12,718 sq ft

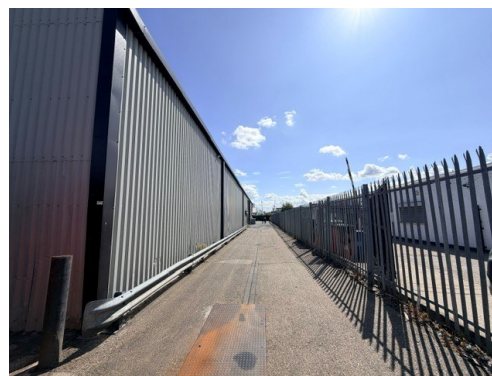
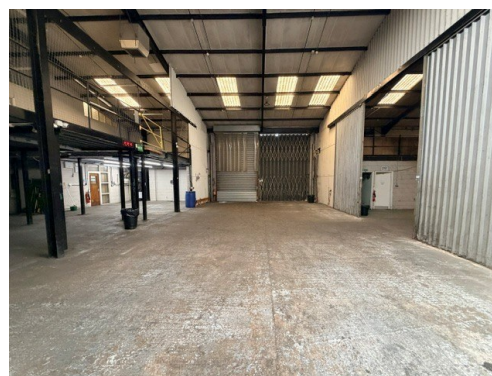
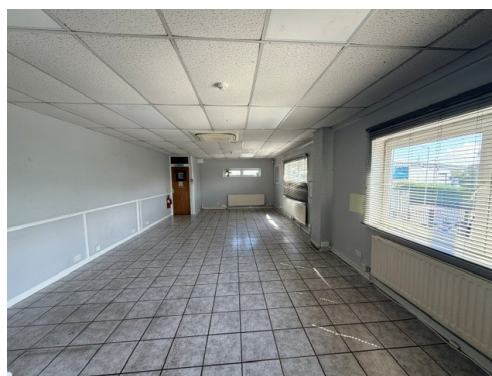
All dimensions and floor areas are approximate.

- * Fully fenced and securable site with sliding metal front gate
- * Large 28' 6" wide x 16' 6" high loading position
- * Internal height 23' 6" to apex
- * Fire/emergency/security alarms (untested)
- * Offices with gas fired central heating to radiators and partial air conditioning
- * Separate male and female toilet facilities
- * Mix of open plan and director/boardroom office parts
- * Three phase power & gas
- * UPVC sealed unit double glazed windows to front office areas



TERMS:	For sale.
PRICE:	Upon application.
VAT:	TBA.
RATEABLE VALUE:	We have been advised that the premises have a rateable value of £90,500 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk .
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
EPC:	TBA.
SERVICE CHARGE:	Not applicable.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
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 .

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