
UNITS
1-2
CHARLTON MEAD LANE
HODDESDON
EN11 0QR
2
1
AVAILABLE 2027 TO LET
UNIT 1 - 40,594 SQ FT
UNIT 2 - 88,298 SQ FT
ON SITE OF 6.80 ACRES

CHARLTON MEAD LANE
HODDESDON
EN11 0QR

The site extends to 6.80 acres and comprises two industrial/warehouse units providing a combined area of 128,892 sq ft (11,974 sq m)..

Unit 1 extends to approx. 40,594 sq ft (3,771 sq m) and provides warehouse and office accommodation with a large yard area.

Unit 2 extends to approx.88,298 sq ft (8,203 sq m) and provides warehouse space previously used and fully fitted for chilled and frozen storage benefitting from 360-degree vehicle movement. There are a number of temporary structures adjacent to the units which will be removed

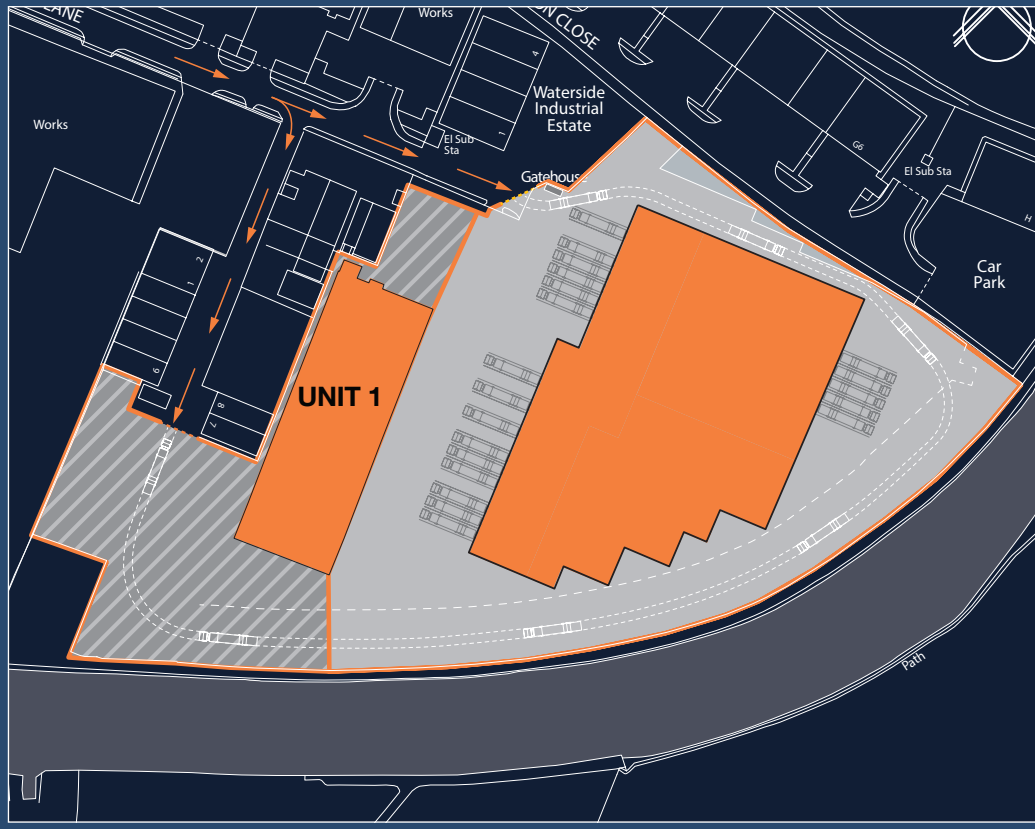
The units are available either individually or together.



UNIT 1

Unit 1 comprises a self-contained industrial warehouse totalling **40,594 sq ft (3,771 sq m)** and incorporates two storey ancillary office accommodation.





5.66m eaves height

Two level access loading doors

To be refurbished

2 yards totalling 1 acre

ACCOMMODATION

UNIT 1

FLOOR	SQ FT
Ground Warehouse	22,411
Ground Office	8,258
Firstw Office	5,850
Second Office	4,075
Total	**40,594**



Indicative photo of previous refurbishment

UNIT 2

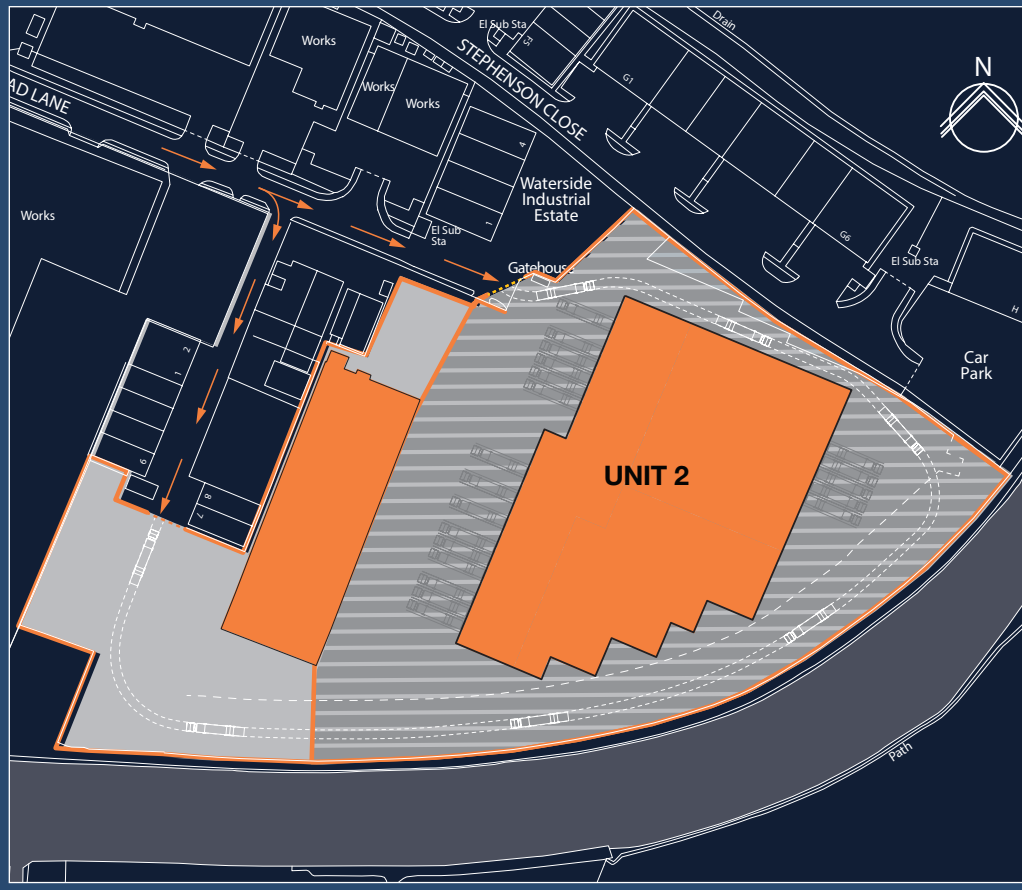
TO BE REFURBISHED

Unit 2 comprises a cross docked, high bay, industrial warehouse totalling **88,298 sq ft (8,203 sq m).**

The unit is fully fitted to include ambient, chilled and frozen compartments and also has two storey ancillary office accommodation

- 12m eaves height
- 19 dock level loading doors
- 1.38 MVA power
- 360° vehicular circulation
- Low site cover reflecting 32%
- 1 level access loading door
- Fully secure fenced and gated site





ACCOMMODATION

UNIT 2

FLOOR	SQ FT
Ground Warehouse	83,702
Ground Office	2,329
First Office	2,267
Total	**88,298**







CHARLTON MEAD LANE HODDESDON EN11 0QR

TERMS
New lease(s) are available for a term by agreement. The site is capable of sub-division.

RENT
Upon application.

RATES
We are advised that the property is currently assessed for rating purposes at (1st April 2026 to present) at £1,780,000. Interested partied are advised to make their own enquires regarding Rates Payable.

LEGAL COSTS
Each party are to be responsible for their own legal costs.

ROAD

	miles
M11, J7	8
M25, J25	8
Enfield	11
A1(M), J4	13
North Circular	14

	miles
Rye House Station	0,5
Stansted Airport	20
Heathrow Airport	46
London Gateway Port	53
Port of Felixstowe	91

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DESIGNED BY HEKKTA