

UNIT RD:55

INDUSTRIAL / WAREHOUSE UNIT

55,597 ft²

UNDERGOING
EXTENSIVE
REFURBISHMENT
READY Q3 2023



RD PARK

RD PARK, STEPHENSON CLOSE, HODDESDON, HERTFORDSHIRE EN11 0BW

Approximate GEA

| RD:55 | ft ² | m ² |
|------------------------------------|-----------------|----------------|
| Ground Floor - Warehouse & Offices | 52,432 | 4,871 |
| First Floor - Offices | 3,165 | 294 |
| Total | 55,597 | 5,165 |



**TARGET
EPC RATING
A+**



**4 EV
CHARGING
SPACES**



**110 kWp
SOLAR
PV PANELS**



**10M
EAVES
HEIGHT**



**3 LEVEL
ACCESS
DOORS**



**3 DOCK
LEVEL
DOORS**



**DEDICATED
SECURE
YARD**



**90 CAR
PARKING
SPACES**

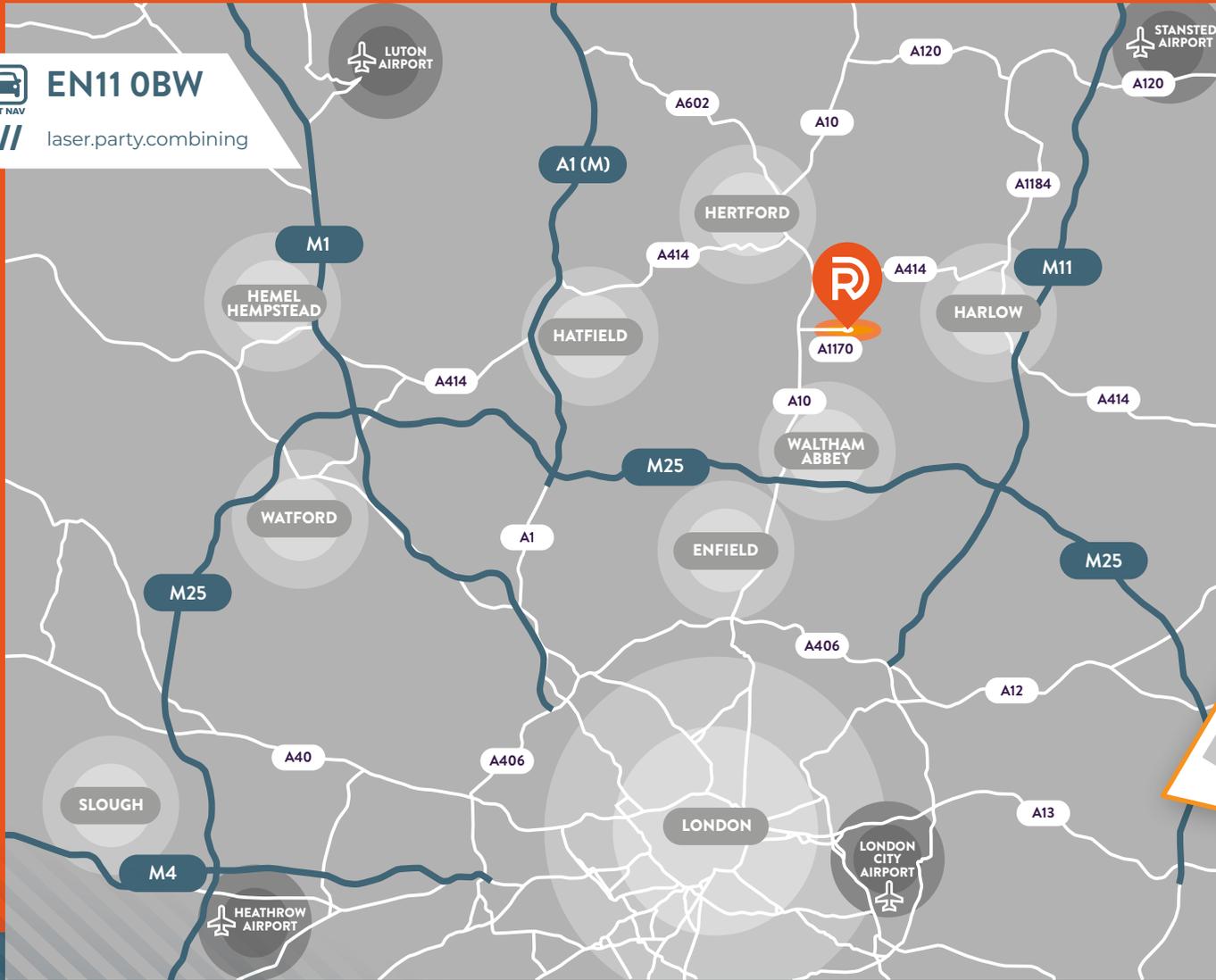


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EN11 0BW

laser.party.combining



LOCATION

Hoddesdon is located approximately 7.5 miles north of junction 25 of the M25 off the A10 and indicated as approximately 15-20 minutes journey time by road from the M25 junction.

This location also offers reliable distribution routes to the A1 (M) (via A414), M11 (via A414), and to Essex (via A120).



DRIVE TIMES (ROADS)

| | | |
|-------|------------|--------|
| A120 | 1.7 miles | 4 min |
| M25 | 7.5 miles | 15 min |
| M11 | 8.1 miles | 20 min |
| A1(M) | 12.3 miles | 22 min |



DRIVE TIMES (LOCATIONS)

| | | |
|------------------|------------|--------|
| Stansted Airport | 20 miles | 32 min |
| Central London | 21.6 miles | 37 min |
| Luton Airport | 24 miles | 31 min |
| Tilbury Docks | 37.4 miles | 50 min |



LOCAL TRAINS

| Station | For Trains To | Distance |
|------------|-----------------------------------|------------------|
| Rye House | Hertford & London | 0.9 miles (walk) |
| Broxbourne | Waltham Cross & Bishops Stortford | 1.7 miles (walk) |
| Roydon | Cambridge & London | 2.9 miles |

Travel times approximate

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BUSINESS RATES

RV £495,000 from 01/04/23. Parties are advised to make their own enquiries as to the level and in respect of any transitional relief applicable.

TERMS

Available on a new full repairing and insuring lease.

EPC

Target A+ rating.

VIEWINGS

Viewings strictly by prior appointment by the sole agents.

AVAILABILITY

Available Q3 2023.

DTRE
020 3328 9080
www.dtre.com

ALL ENQUIRIES:

CHARLIE WING
charlie.wing@dtre.com

RICHARD HARMAN
richard.harman@dtre.com

adroit
REAL ESTATE ADVISORS
0203 912 6440
adroitrealstate.co.uk

STEVE WILLIAMS
swilliams@adroitrealstate.co.uk

MARK GILL
mgill@adroitrealstate.co.uk

