DTRE

To Let

Unit 10

Trident Industrial Estate, Pindar Road, Hoddesdon, EN11 0DE

Under refurbishment - end of terrace industrial warehouse building located within prominent estate.

10,000 sq ft

(929.03 sq m)

- Under refurbishment
- 6m eaves height
- Gas and three phase power
- Level access electric loading door
- CCTV/security access control
- Demised car parking

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Summary

Available Size	10,000 sq ft
Rates Payable	£6.66 per sq ft
Rateable Value	£120,000
EPC Rating	Upon enquiry

Description

Unit 10 is of double span concrete portal frame construction under a shallow pitched insulated roof incorporating light panels with brick and profile sheet metal cladding to the elevations. There is a ground floor reception/trade counter area together with toilets and kitchen.

The offices benefit from suspended ceilings, perimeter trunking and gas fired central heating serving radiators. The entire Trident Industrial Estate has an electrically gated and CCTV monitored vehicular entrance point.

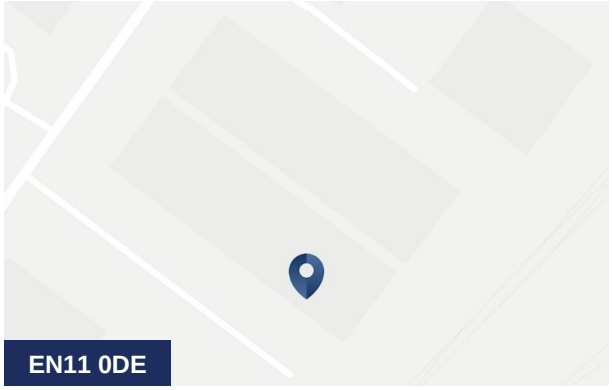
Location

The Trident Industrial Estate fronts the main industrial area of Pindar Road at it's junction with Essex Road at the very foot of the new road bridge over main line British Rail. There is good access to the A10, A414, J25, M25 M11/Harlow which provide routes to London Stanstead, London Luton and London Heathrow Airports.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 10	10,000	929.03	Available
Total	**10,000**	**929.03**	



Viewing & Further Information

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