

# To Let

## Industrial/Logistics 48,424 sq ft GIA

Belcon Industrial Estate, Geddings Road, Hoddesdon, Hertfordshire, EN11 0NA



OUTLINE FOR INDICATIVE PURPOSES ONLY

### Summary

- Detached Warehouse with Secure Yard
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 48,424 sq ft GIA
- Rent: Available on Request

### Highlights

- Clear height of 6.7 m
- Generous yard and car parking

## Location

Hoddesdon is located in close proximity to the A10, with excellent communications to London. The A10 dual carriageway provides quick access to the M25, being just seven miles to the south and Central London less than 20 miles away. The Town Centre is within 1.2 miles and Rye Hill Station within 1.1 miles.

M25 Jct25 - 7 miles

M11 / Jct7 - 7 miles

A1 / Jct 4 - 12 miles

Stansted Airport - 20 miles

Central London - 20 miles

Train Times (from Rye House)

Tottenham Hale - 23mins

Liverpool Street - 40 mins

Stansted Airport - 46 mins

## Specification

The property comprises a detached secure warehouse with self-contained two storey office accommodation. The main features include;

- Generous secure yard and separate car park
- Clear height of 6.7m
- 4 roller shutter doors
- On site self-contained warehouse amenities
- Fuel tank
- Sodium ceiling mounted warehouse lighting

## Accommodation

	sq m	sq ft
Office/Ancillary	331	3,562
1st Floor Office	331	3,562
Warehouse	3,837	41,300
<b>Total</b>	<b>4,499</b>	<b>48,424</b>

## Terms

The unit is available by way of a new FRI Lease. Terms available upon request.

## Legal Costs

Each party is to be responsible for their own legal fees.

## VAT

All figures quoted are exclusive of VAT which is applicable.

## Energy Performance Rating

Available upon request.

## Rent

Available on Request

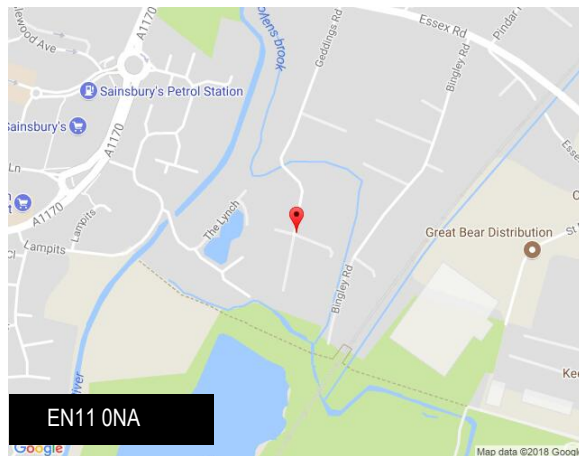
## Business Rates

Rates Payable: £109,691 per sq ft

(based upon Rateable Value: £229,000 and UBR: 47.9p)

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

## Contacts

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