



Images are indicative only.

TRIDENT

INDUSTRIAL ESTATE
HODDESDON HERTS
EN11 0DE

UNIT 9 TO LET

10,000 SQ FT (929 SQ M)

Nearby Traders



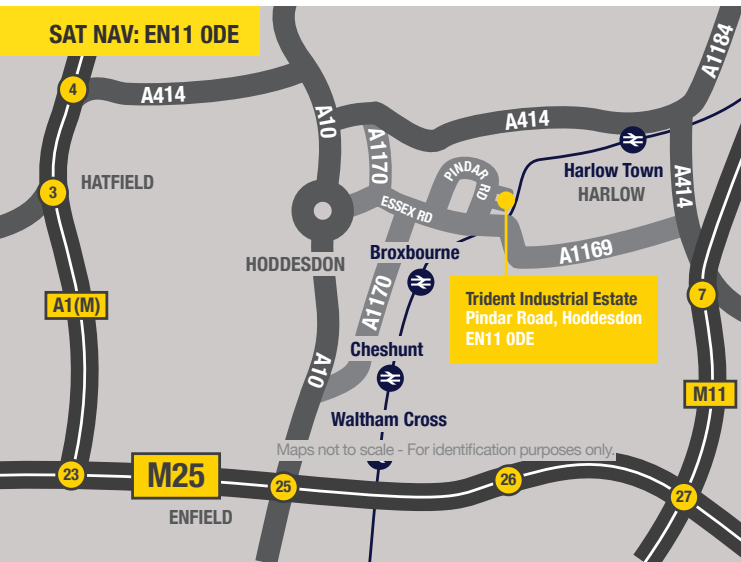
LOCATION

Trident Industrial Estate fronts the main industrial area of Pindar Road at its junction with Essex Road. There are dual carriageway connections to the A10. Current estate occupiers include City Plumbing, Howdens, Wolverhampton & Dudley Brewery, Nightfreight, LGC Forensics and Metalweb.

British Rail serving London Liverpool Street is within 10 minutes walking distance.

DESCRIPTION

Unit 9 provides a prominent roadside property on the popular Trident Estate. The estate provides trade / industrial warehouse units of steel portal frame construction incorporating two storey open plan office accommodation. Occupiers benefit from being located on a secure gated estate monitored by CCTV.



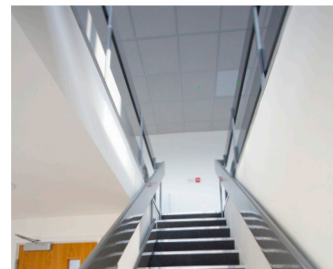
DRIVE TIMES

A10	1 MILE
A414	2 MILES
M25 (J25)	8 MILES
M11/HARLOW	10 MILES
A1 HATFIELD (A6)	12 MILES
LONDON STANSTED AIRPORT	23 MILES
LONDON LUTON AIRPORT	24 MILES

SPECIFICATION

Unit 9 is to be fully refurbished. The offices to receive new suspended ceilings, gas fired central heating serving radiators, lighting & carpets. The list of items to read - 6m (20ft) eaves, gas & 3 phase power, new electric roller shutter, generous demised loading, demised parking, sep m/f wc's, fire & security systems (untested), fully upgraded open plan F/F offices

- Clear height of 6m (20ft)
- Three phase electricity
- Roller shutter door
- LED lighting
- Generous loading
- Allocated car parking
- Two storey office / ancillary



ACCOMODATION

FLOOR AREAS	SQ FT	SQ M
FACTORY WAREHOUSE AREA	8,000	743.22
GROUND FLOOR OFFICE, WC'S & RECEPTION	1,000	92.90
FIRST FLOOR OFFICES	1,000	92.90
TOTAL	10,000	929



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EPC

TBA

RENT

Upon application.

RATEABLE VALUE:

£57,500 with effect 1/4/17.

LEGAL COSTS

Each party to bear their own legal costs.

TERMS

The building is available on a new full repairing and insuring lease for a term to be agreed. Further details upon request.

VAT

Applicable.

CONTACT US



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