

To Let

Unit 5 Trident Industrial Estate, Pindar Road, Hoddesdon, Hertfordshire, EN11 0DE

10,000 sq ft (929.03 sq m) NIA

- Clear height of 6 m
- Gas and three phase power
- 16' electric loading door
- CCTV/security access control
- 20 allocated car parking spaces



Location

The Trident Industrial Estate fronts the main industrial area of Pindar Road at its junction with Essex Road at the very foot of the new road

Description

Unit 5 is of double span concrete portal 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 area and light open plan offices at first floor with suspended ceilings incorporating recessed Cat II fluorescent lighting and gas fired central heating servicing radiators, new carpeting and perimeter trunking. The entire Trident Industrial Estate has an electrically gated and CCTV monitored access point.

The open plan first floor offices have modern suspended ceilings and lighting, carpets and full gas central heating serving radiators.

Amenities

- 6 m eaves
- Gas and three phase power
- 16' electric loading door
- CCTV/security access control
- Warm air heating to factory area (untested)
- 20 allocated car parking spaces

Terms

Upon application.

Legal Costs

The ingoing party are to be responsible for both sides reasonable legal costs.

Accommodation

Description	Sq ft	Sq m
Factory warehouse area	8,000	743.22
Office, WC's & Reception	1,000	92.90
First Floor Offices	1,000	92.90
Total	10,000	929.02

EPC

Available upon request.

Rent

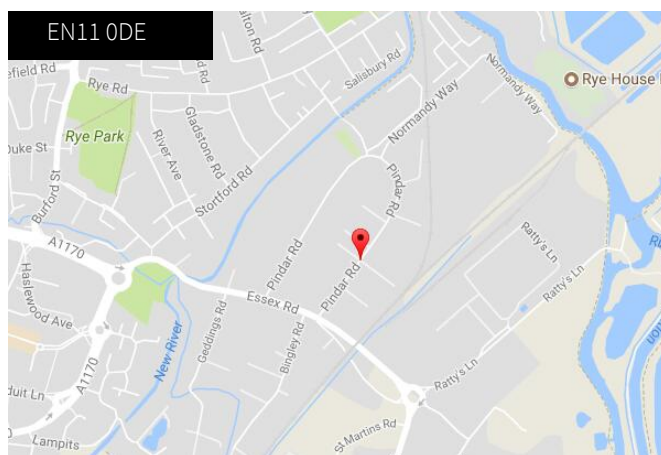
Available on Request

Business Rates

We have been informed by the Local Authority upon a rateable value of £57,000 with effect 01/04/2017. Interested parties are advised to verify this information at www.voa.gov.uk

Estate Charge

Unit 5 is responsible for 6.7% of the global estate service charge contribution.



Contacts

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