

FOR SALE (May Let)

4 MAPLE PARK ESSEX ROAD

HODDESDON EN11 0EX



BUSINESS UNIT

Approximately 3,864 sq ft (358.9 sq m)

Please refer to the important notices overleaf

MISREPRESENTATION CLAUSE

"Derrick, Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or

- tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;
- (iii) no employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) all prices quoted in these particulars may be subject to VAT in addition; and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract."

DESCRIPTION:

The Property comprises a two-storey business unit which was extensively refurbished as part of this modern development to include recladding and new windows to the external elevations and new roof covering. The ground floor is primarily used for storage, but is also suited to light production. The ground floor also incorporates a glazed reception, high quality WC facilities and a meeting room. The first floor comprises fully-fitted office accommodation with windows to both the front and rear elevations.

LOCATION:

The property is situated at the front of the Maple Park Estate and is therefore visible, albeit set back, from the busy Essex Road and visible from the railway line.

Maple Park comprises a modern well-maintained Estate of just 14 buildings arranged around a central landscaped parking area. Hoddesdon is conveniently situated just East of the A10 approximately 6 miles North of J25 of the M25. The A414 is approximately 2 miles to the North and offers good East/West links to the M11 and Stansted International Airport, and the A1. Rye House railway station is within walking distance and serves London Liverpool Street.

ACCOMMODATION:

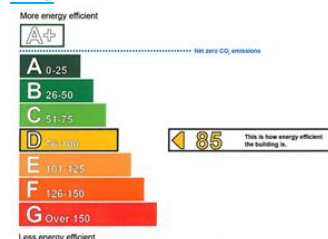
The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground Floor	1,952 sq ft	181.3 sq m
First Floor	1,912 sq ft	177.6 sq m
TOTAL GIA	3,874 sq ft	358.9 sq m

FEATURES:

- Air-conditioned, well-presented first floor offices
- Concrete first floor
- Ground floor meeting room
- Kitchen
- High quality male and female WCs
- Loading door to ground floor storage/industrial area
- Small yard – suitable for stationing of plant
- 8 car parking spaces plus further tandem spaces

EPC



A17060/Nov-17

IMPORTANT NOTES FOR INTERESTED PARTIES

*Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (Borough of Broxbourne 01992 785555).

*Rates. Applicants are referred to the Local Billing Authority (Borough of Broxbourne 01992 785555) to satisfy themselves as to their likely rates liability.

*VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).

*Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.

*Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.

* Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.

TERMS:

The property is offered freehold with vacant possession. Alternatively, our client may consider letting the premises

PRICE/RENT:

Price: £600,000
Rent: Upon application

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £29,750.

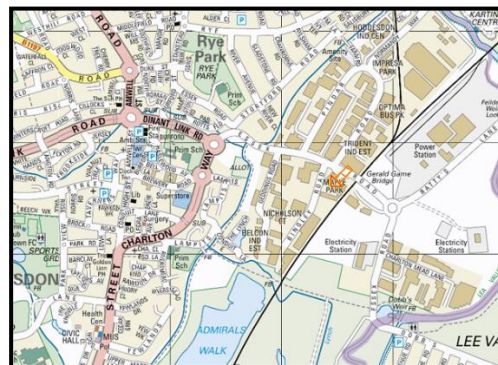
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE:

There is a service charge for the maintenance of the common parts. Details upon request.

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

Derrick Wade Waters

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