

TO LET

UNIT F NICHOLSON COURT GEDDINGS ROAD HODDESDON EN11 0NR



TRADE COUNTER/WAREHOUSE UNIT

Approximately 3,720 sq ft (345.6 sq m)

**Adjacent to Plumb Center, Euro Car Parts
and Capital Hair & Beauty**

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 an industrial unit of steel portal frame construction erected to a good institutional standard incorporating an open plan office at first floor level.

Nicholson Court offers excellent access for loading and unloading articulated vehicles and 11 car parking spaces will be demised with the subject property.

LOCATION:

The property is situated within a small industrial scheme built approximately 20 years ago in Geddings Road, Hoddesdon. Geddings Road is situated off Essex Road, the main industrial area within the town, and offers good road links to the A10 London to Cambridge trunk road. Junction 25 of the M25 is approximately six miles south. Rye Park Railtrack station, serving London's Liverpool Street, is within walking distance of the property.

ACCOMMODATION:

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

Ground floor area	3,020 sq ft	280.55 sq m
First floor office accommodation	700 sq ft	62.23 sq m

TOTAL GIA	3,720 sq ft	342.78 sq m
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FEATURES:

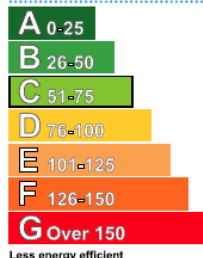
- 5.7m eaves height
- First Floor offices
- Additional meeting room and warehouse office
- Kitchenette
- Male and female WCs
- Heating to warehouse and offices
- Approximately 11 car parking spaces

EPC

More energy efficient



Net zero CO₂ emissions



60 This is how energy efficient the building is.

Less energy efficient

A18031/June-18

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.
- *Please refer to the misrepresentation clause at the top of this page.

TERMS:

The unit is available immediately upon prompt completion of the legal formalities on a new fully repairing and insuring lease for a length of term to be agreed.

RENT:

£37,000pa subject to review at the end of each 5-year period as appropriate.

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £27,250.

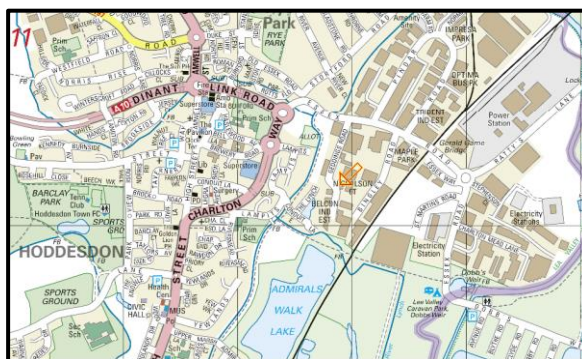
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE:

Approximately £1,250 for the year.

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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