

**UNIT 4, CHARLTON MEAD LANE,
HODDESDON, EN11 0DJ**



**A HIGH QUALITY DETACHED
INDUSTRIAL WAREHOUSE/
HQ OFFICE BUILDING**

**10,287 SQ FT
ON 0.47 ACRES**

FOR SALE FREEHOLD

LOCATION:

Unit 4 is the 4th building along the northern elevation of Charlton Mead Lane which forms part of Hoddesdon's main industrial warehousing area.

Local occupiers include Bidvest, Linde Triflik, Fix Auto, Lea Valley Colour Laboratories, Culina, Cert Octavian and Cortland BX.

A10	-	1 mile
A414	-	2 miles
Junction 25, M25	-	7 miles
M11, Harlow	-	11 miles
A406, North Circular	-	14 miles
A1, Hatfield	-	14 miles
Stansted Airport	-	20 miles
M1, Hemel Hempstead	-	22 miles
Luton Airport	-	24 miles

Hoddesdon town centre offers a full range of retail, banking and restaurant facilities and is within 5 minutes drive time. Main line rail is available from Rye Park offering a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

DESCRIPTION:

This building is extremely well appointed and has been significantly upgraded by the current owner occupiers including new roof coverings approximately 10 years ago, an exceptional quality office fit out with smart staff break out and restroom facilities and quality lighting throughout the entire building. The current office layout also caters for smart boardroom facilities and informal meeting areas.

A detached industrial building of concrete frame construction under a shallow pitched/trussed roof incorporating light panels.

Ground floor production	-	5,752 sq ft
Ground floor offices	-	1,250 sq ft
First floor offices	-	1,119 sq ft
Mezzanine offices	-	522 sq ft
Mezzanine storage 1	-	1,071 sq ft
Mezzanine storage 2	-	573 sq ft
2 x external containers	-	Unmeasured
Total	-	10,287 sq ft
Total Site Area	-	0.47 acres

All dimensions and floor areas are approximate.

- * Full B1, B2 and B8 uses
- * Fully detached building
- * Fenced 0.47 acre site
- * New roof coverings
- * Exceptionally well appointed office areas
- * Quality staff break out and restrooms/WC's to include disabled
- * Fully integrated kitchen areas
- * Fire and security alarms (untested)
- * Security entry door system
- * Air conditioning
- * Upvc double glazed window units
- * Electric sectional up and over loading door
- * Excellent communications infrastructure
- * 18' 6" to apex
- * Three phase and gas

TENURE: Freehold.

TERMS: For sale with vacant possession.

PRICE: £1.2 million, subject to contract only.

VAT: TBA.

LEGAL COSTS: Each party to be responsible for their own legal costs.

RATEABLE VALUE: We are informed upon a rateable value of £42,500 with effect 1 April 2017. Interested parties are advised to verify this information at www.voa.gov.uk.

VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4567





MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition