

**UNIT 65, HILLGROVE BUSINESS PARK,
NAZEING ROAD, NAZEING, EN9 2HB**



**FACTORY/WAREHOUSE/
OFFICE**

2,943 SQ FT

**ADJOINING UNIT 64 ALSO AVAILABLE
(2,912 SQ FT)**



TO LET/FOR SALE

www.paulwallace.co.uk

LOCATION:

The Hillgrove Business Park is situated in the heart of the Lea Valley fronting the B194 Nazeing Road approximately one mile from it's junction with the B1170 Broxbourne High Road which offers subsequent A10 connections at Wormley and/ or Hoddesdon.

The M25, junction 25, is just 6 miles to the South and the A414 3 miles to the North from where there are Eastward M11 connections at Harlow and Westward A1 (M)/M1 connections at Hatfield and beyond.

Broxbourne British Rail Station is within one miles distance offering a London Liverpool Street service via Tottenham Hale with it's Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

THE SITE:

In total the Hillgrove Business Park extends to approximately 9.2 acres and has a frontage onto the Nazeing Road of in excess of 300 metres. The entire site provides for a total of in excess of 200,000 sq ft of B1, B2 and B8 warehouse and industrial accommodation in a total of 89 individual units.

The entire site is fully self contained and secure whilst benefitting from a 12 hour (night shift) on site manned security patrol and security entry barrier. Global site security cameras have also been installed.

DESCRIPTION:

Unit 65 is situated towards the far right hand corner of the Hillgrove Business Park within a quiet terrace of near identical buildings overlooking the car parking areas and beyond over the Lea Valley Regional Park lands.

This building is of original steel frame construction with brick and block work and profile sheet metal cladding to the elevations under a steel pitched insulated roof incorporating light panels.

Unit 65 has an open full cover first floor currently utilised for storage purposes whilst the ground floor is entirely fitted to an air conditioned office standard providing several individual office rooms around a larger central open plan area. The near full height roller shutter has an office frontage incorporating windows installed behind it. The roller shutter loading point is however entirely re-instateable.

Ground floor	-	1,385 sq ft
First floor	-	1,558 sq ft
Total	-	2,943 sq ft

All floor areas and dimensions are approximate.

- * Security entry phone system
- * Partial air conditioning
- * Electric heating
- * WC's and kitchen
- * BT/communications (untested)
- * Perimeter trunking
- * Carpeting
- * Suspended ceilings with lighting
- * Roller shutter (re-instateable loading position)
- * Allocated car parking
- * Security and fire alarms (untested)
- * Fire & security alarms (untested)

ADJOINING PROPERTY:

The adjoining Unit 64 is also available by separate negotiation. This is a near identical property of 2,912 sq ft available on either leasehold and/or freehold terms with vacant possession. Further information upon request.

TENURE:	Leasehold and/or freehold.
TERMS:	To let on a new lease for a minimum term certain of not less than 5 years or for sale freehold with vacant possession.
RENT:	£20,000 per annum exclusive.
PRICE:	£300,000 subject to contract only.
VAT:	Applicable.
RATEABLE VALUE*:	We are informed upon a rateable value of £14,500 with effect 1 April 2017. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of small unit business rate relief as may be available.
SERVICE CHARGE:	Details upon request.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes or Tracey Gidley at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz .

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