



STRETTONS



# TO LET

Rawmec Industrial Park, Plumpton Road

Hoddesdon, EN11 0EE

3,483 to 21,913 sq ft

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Industrial / Warehouse – Currently Under Refurbishment



# Rawmec Industrial Park, Plumpton Road, Hoddesdon, EN11 0EE

## Description

The property comprises a multi-let industrial warehouse building of portal frame construction. The estate is currently undergoing a refurbishment programme with vacant units and external areas being upgraded. Internally, the units offer clear span warehouse accommodation and benefit from features including electric roller shutter doors, LED lighting, WCs and 3 phase power. Internal office spaces offer open plan accommodation with new suspended ceilings and carpet tiles.

Externally, the site extends to approx. 3.37 acres and provides significant parking, loading and circulation space for tenants. There is a gated entrance into the estate, with tenants able to access via keycards.

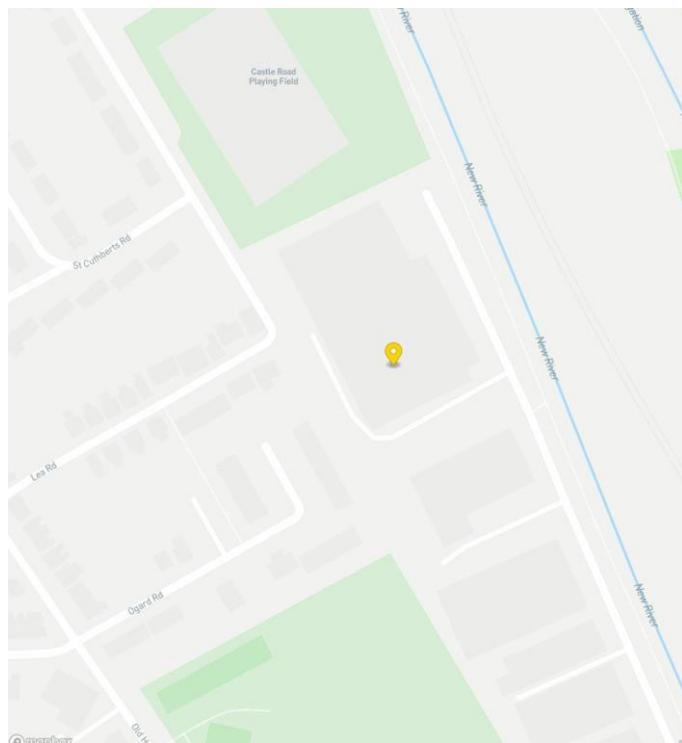
## Location

The property is situated at the end of Plumpton Road in Hoddesdon, 20 miles from Central London. The site offers good transport links with Rye House railway station only a few minutes' walk away providing connections to Hertford East and London Liverpool Street. The A10 is just 1.7 miles which provides access to the A414 and M25 just 7.8 miles to the south.



## Accommodation

Name	sq ft	sq m	Availability
Unit - Unit 4	7,203	669.18	Available
Unit - Unit 5	7,203	669.18	Available
Unit - Unit 6	7,507	697.42	Available
Unit - Unit 8	3,483	323.58	Available
Unit - Unit 9b	6,694	621.89	Available



**TERMS** Available on new lease terms to be agreed.

**RENT** £11.75 per sq ft

**RATES** Please enquire.

**EPC** Information on individual units is available upon request.

**SERVICE CHARGE** There is an estate charge levied in relation to the communal areas.

**VAT** Applicable

## Contacts

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