

UNIT 10



TRIDENT

INDUSTRIAL ESTATE

PINDAR ROAD • HODDESDON • EN11 0WZ

To Let

Modern industrial warehouse building



Specification.



B1, B2, B8 uses



1 ground level
loading door



6m minimum clear
internal height



To be refurbished



Heating to office



Three phase power
supply



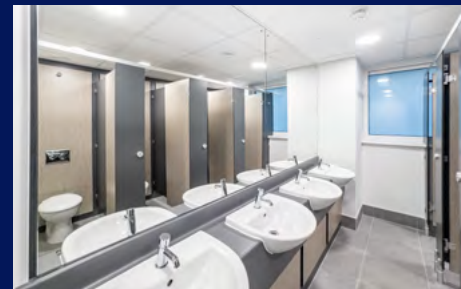
Potential to
secure yard



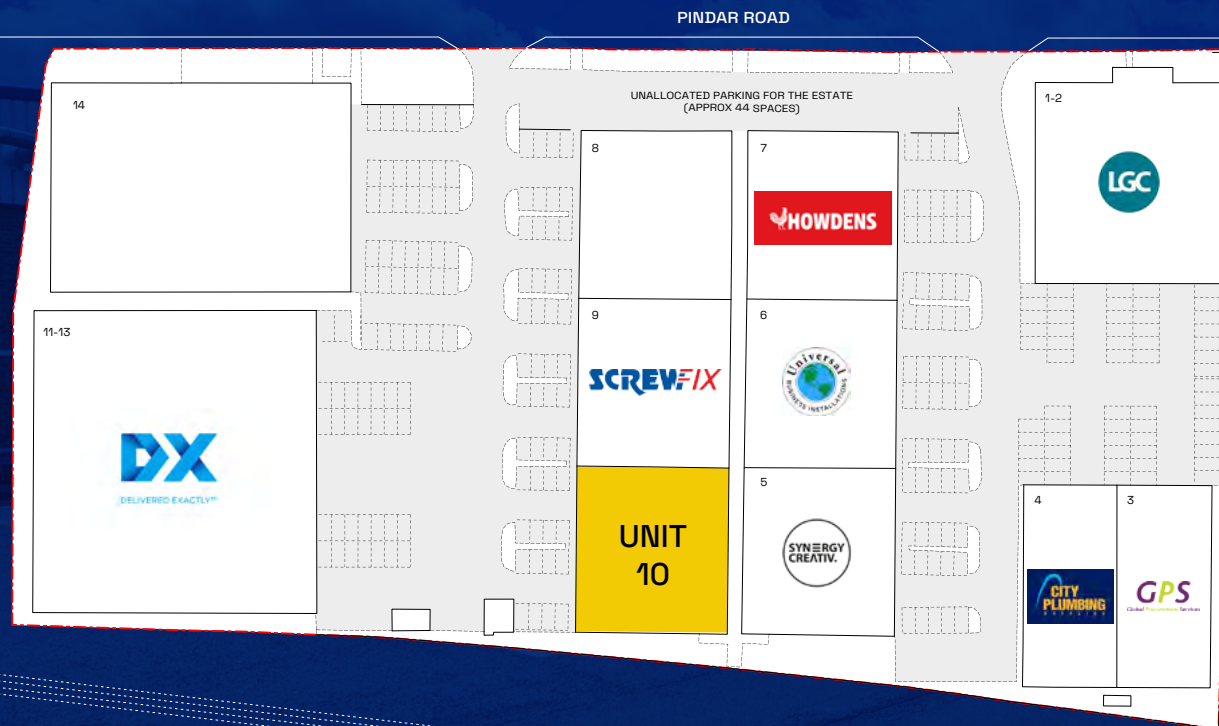
16 allocated car
parking spaces



Images are for indicative purposes only



Description.



Unit 10: Double concrete portal frame construction

Cladding: Brick and profile sheet metal

Roof: New pitched insulated roof with light panels

Front elevation: One full height up and over loading door

Interior: Offices, staff, and ancillary areas on ground and first floors along part of the flank elevation



Accommodation.

Unit 10	Sq ft	Sq m
Warehouse	8,000	743
G/F Office, Welfare, Wc	1,000	93
F/F Office	1,000	93
Total (GIA):	10,000	929



Images are for indicative purposes only

Location.

The Trident Industrial Estate fronts the main industrial area of Pindar Road at its junction with Essex Road and provides quick access to the A10. The estate is well connected by public transport with Rye House station being approximately a 12 minute walk away.

Road

A10	1.5 mile
A414	2.3 miles
J25, M25	7.3 miles
M11/Harlow	10 miles
J4, A1 at Hatfield	12 miles
Luton	25 miles
Central London	35 miles
Oxford	75 miles
Birmingham	120 miles

Rail/Underground from Broxbourne

London Euston	33 Mins
Luton	1hr 30 Mins
Liverpool St	25 mins
Cambridge	45 mins
Tottenham Hale	15 mins

Airports

London City	46 Mins
London Stansted International Airport	23 miles
London Luton International Airport	24 miles
London Heathrow International Airport	46 miles





Terms

Unit 10 is available on a new FRI lease for a term and rent to be agreed.

Please contact the agents for further information.

Rates

We have been advised upon a rateable value of £120,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

VAT

All prices and figures are quoted exclusive of VAT unless otherwise advised.

Availability

Immediately available.

Viewing

Strictly by appointment through the joint sole agents.



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