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Belcon Industrial Estate

Refurbished industrial unit on a secure site

48,468 sq ft – to let

## OVERVIEW

This modern, fully refurbished detached industrial unit features a single-storey design with integrated two-storey office space.

Situated in a well-connected location within a secure, fenced yard with gated access, it offers both functionality and security for diverse business operations.

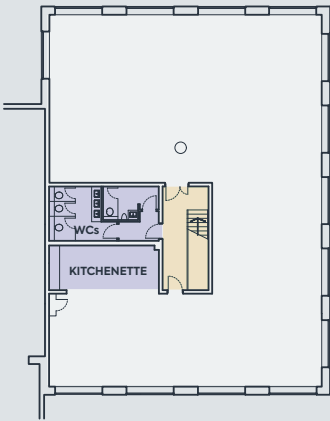


FLOOR PLANS

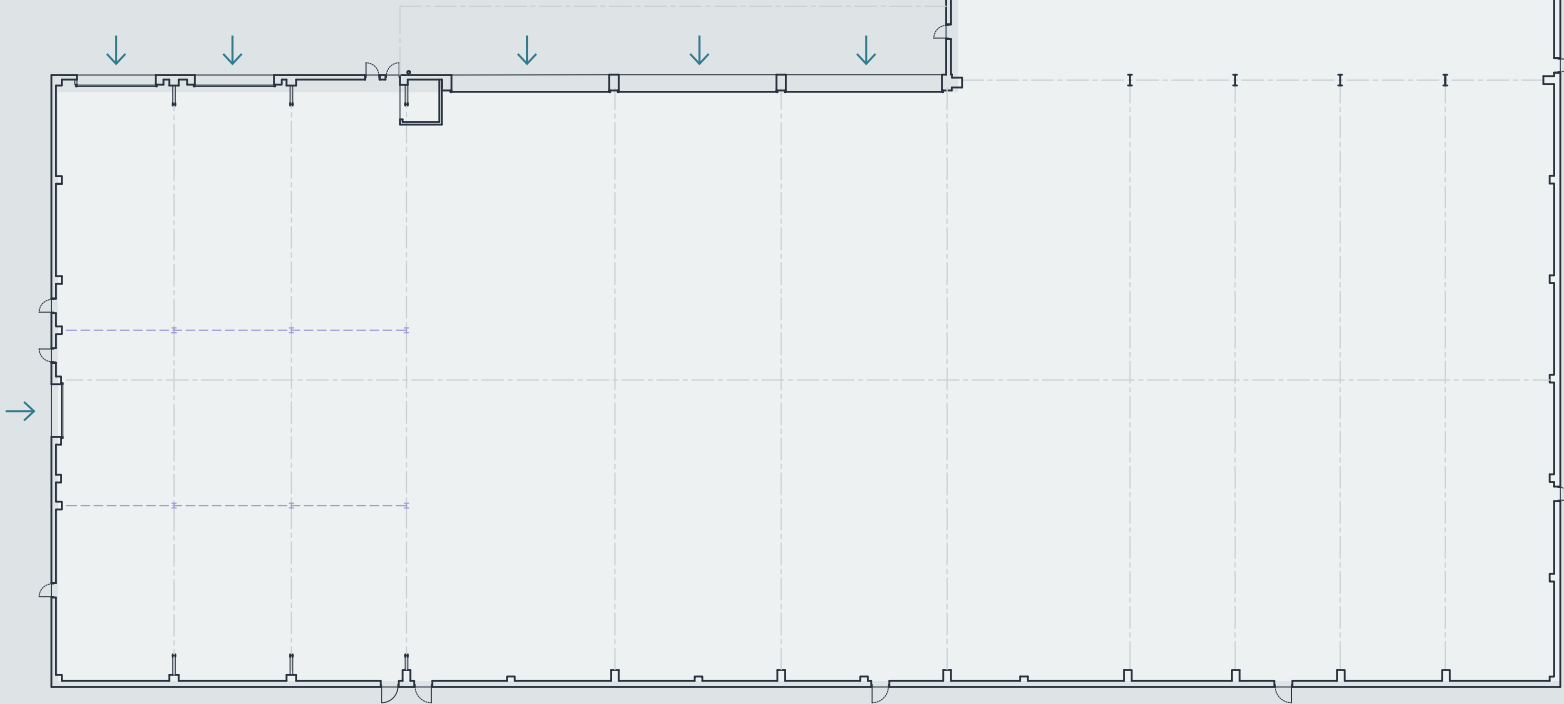
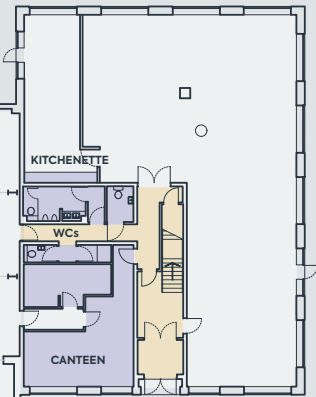
	SQ FT	SQ M
Ground floor office	3,551	329.8
First floor office	3,536	328.5
Warehouse	41,381	3,844.4
TOTAL	48,468	4,502.7

These floor areas are approximate and have been calculated on a gross internal basis.

FIRST FLOOR OFFICES



GROUND FLOOR OFFICES





## SPECIFICATION



COMPREHENSIVELY  
REFURBISHED



6M EAVES



7 SURFACE LEVEL  
LOADING DOORS



NEW GRP  
ROOFLIGHTS



VRF HEATING/  
COOLING SYSTEM  
TO OFFICES



150 KWP SOLAR  
PV SYSTEM



NEW LED  
LIGHTING IN  
WAREHOUSE



3 DOUBLE EV  
CHARGERS  
(6 VEHICLES)



61 CAR  
PARKING SPACES



NEW BIKE  
SHELTER



SHOWER



2 KITCHENETTES  
& A CANTEEN



EPC A+



SECURE SITE







Secure, accessible  
location with gated  
yard – built for safety,  
efficiency, and  
operational excellence.









Light-filled offices offer a flexible blank canvas – ready to shape around your business requirements.









# SITE MAP





# LOCATION

← to London (M25)

to Cambridge →

A10

A10

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## CONNECTION

Hoddesdon lies 7.5 miles north of Junction 25 of the M25, directly east of the A10, with swift connections to the A1(M) and M11, in each case via the A414, east/west trunk road.

The unit sits within the heart of Hoddesdon's principal commercial area less than 1 mile from Rye House station (Greater Anglia) from where London Liverpool Street can be reached in 40 minutes.

**M25**  
J25

17 MINS



TOTTENHAM HALE  
22 MINUTES



LONDON  
STANSTED  
30 MINUTES

**M11**  
J7

19 MINS



LIVERPOOL ST.  
26 MINUTES



LONDON  
LUTON  
43 MINUTES

**A1**  
J4

22 MINS



EUSTON  
44 MINUTES



LONDON  
HEATHROW  
50 MINUTES



The town features a variety of supermarkets, independent shops, cafés, and restaurants, along with a weekly market in the town centre. There is also a range of leisure centres, and green spaces like Barclay Park and the nearby Lea Valley.





## AREA

Hoddesdon town centre is just a short 10-minute walk away and boasts a diverse mix of retail, dining, and lunchtime options.

Alongside major retailers such as Morrisons, Sainsbury's, Aldi and Asda, the town also features a vibrant selection of local and independent shops, cafés, and eateries, offering something for everyone.

The Dinant Link road offers easy access to the A10, north to Cambridge and south towards London and the M25.

### EAT & DRINK

- 1 The Star
- 2 The White Swan
- 3 Smokeshed Bar & Grill
- 4 Nonna's Kitchen
- 5 Limone
- 6 Spark Bar & Kitchen
- 7 MYSA Restaurant & Brasserie
- 8 Artysansz Bistro Bar
- 9 Khao Yai Thai
- 10 Subway

### SUPERMARKETS

- 1 Sainsbury's
- 2 Morrisons
- 3 Asda
- 4 Aldi
- 5 Tesco Express

### COFFEE

- 1 Caffè Nero
- 2 Esquires Coffee
- 3 Chateau Coffee
- 4 Starbucks



Sat nav: EN11 0NT  
what3words: unique.steps.thinks



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Contact the joint agents for further  
information or to arrange a viewing.



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