



Trident
Industrial Estate
Hoddesdon | Herts | EN11 0DE

TO LET
FULLY REFURBISHED
WAREHOUSE/INDUSTRIAL UNIT
7,156 SQ FT (664.81 SQ M)



UNIT 3

A semi-detached warehouse set back off Pindar Road within the Trident Estate. The estate provides trade / industrial warehouse units of portal frame construction incorporating two storey open plan office accommodation.

Occupiers benefit from being located on a secure gated estate.

SPECIFICATION

Unit 3 is fully refurbished to a Grade A standard and benefits from the following features:

- 6m (20ft) eaves
- Gas & 3 phase power
- New roof coverings
- Electric roller shutter
- New warehouse lighting
- Demised parking
- Fully upgraded open plan office
- Fire systems

ACCOMMODATION

FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	6,084	565.2
GROUND FLOOR WC'S/STAFF	536	49.7
FIRST FLOOR OFFICE	536	49.7
TOTAL	7,156	664.8

LOCATION

Trident Industrial Estate is located within the main industrial area of Hoddesdon off Pindar Road at the junction with Essex Road.

The estate benefits from good connectivity with quick access to A10 and regional motorway network. Nearby occupiers include; City Plumbing, Howdens, Screwfix, Marston's, Travis Perkins, Sainsbury's and DX.

Rye House station has services into London Liverpool Street and is within a short walk.

DRIVE TIMES

A10	1 MILE	A1 HATFIELDS (A6)	12 MILES
A414	2 MILES	STANSTED AIRPORT	23 MILES
M25 (J25)	8 MILES	LUTON AIRPORT	24 MILES
M11/HARLOW	10 MILES		

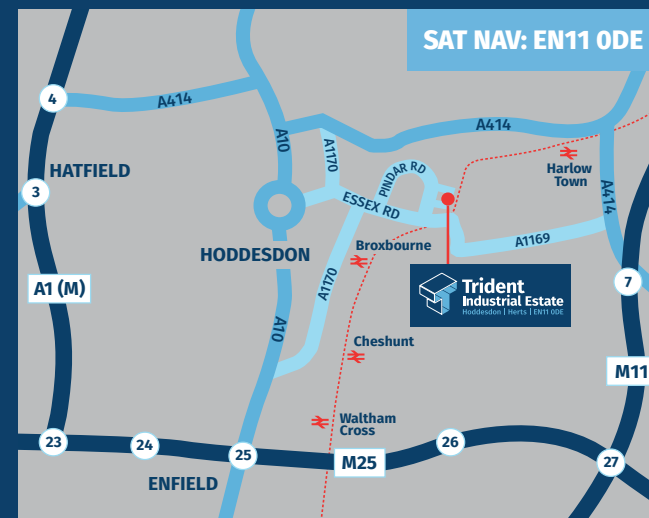
EPC

The unit has an EPC rating of B28. More details available on request

TERMS

Details upon request.

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Montagu Evans or Paul Wallace. 5874.co.uk February 2020.



*PLEASE NOTE: Map not to scale. For identification purposes only.

CONTACT



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