

Main road frontage close to  **HOWDENS**,  **SCREWFIX** and  **CITY PLUMBING**

A10 Dual carriageway

Dual carriageway re-alignment due Spring 2021



Trident
Industrial Estate
Hoddesdon | Herts | EN11 0DE

UNIT 8 TO LET
UNDER REFURBISHMENT
WAREHOUSE/INDUSTRIAL UNIT
APPROX 10,000 SQ FT (929 SQ M)



UNIT 8

An end terrace industrial warehouse building with prominent roadside frontage, 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 8 will be fully refurbished to a Grade A standard and will benefit from the following:

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

ACCOMMODATION (APPROX)

FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	8,000	743
GROUND FLOOR OFFICE ANCILLARY / STAFF	1,000	93
FIRST FLOOR OPEN PLAN OFFICE	1,000	93
TOTAL	10,000	929

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, Sainsburys and DX.

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

The scheme will further benefit from a £10m upgrade to the A-Road dual carriageway access, which will complete shortly.

DRIVE TIMES

A10	1 MILE	A1 HATFIELD (J6)	12 MILES
A414	2 MILES	STANSTED AIRPORT	23 MILES
M25 (J25)	8 MILES	LUTON AIRPORT	24 MILES
M11/HARLOW	10 MILES		

EPC

EPC rating to follow.

TERMS

Details upon request.

SAT NAV: EN11 0DE

CONTACT



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