

COMMERCIAL PROPERTY CONSULTANTS  
33 CAVENDISH SQUARE, LONDON W1G 0PW  
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**TO LET**

**MODERN SINGLE STOREY WAREHOUSE / LIGHT INDUSTRIAL UNIT**  
**APPROXIMATELY 1,830 SQ FT (170 SQ. M.)**  
UNIT 9 MAPLE PARK, ESSEX ROAD, HODDESDON, HERTS EN11 0EX

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**LOCATION:**

The premises are situated in Essex Road, diagonally opposite the junction with Pindar Road, within the heart of Hoddesdon's Industrial area. Essex Road accesses the dual carriageway Dinant Link Road approximately 500 yards to the West, thereafter providing access to the A10 London to Cambridge trunk road within a further half mile.

**DESCRIPTION:**

The premises comprise a modern end of terrace single storey brick built warehouse / industrial unit of steel portal frame construction having a pitched lined roof. The eaves height is approximately 19' 6". There is three phase power, mains gas supply and a Chubb burglar alarm system to the unit.

Loading is via a roller shutter door approximately 9' 9" wide x 9' 9" high. There are 5 car parking spaces.

Offices are provided at first floor level and have the benefit of double glazing, suspended ceiling with category II lighting, perimeter trunking, carpeting and gas fired central heating to radiators. There are also separate male and female toilets and a kitchenette.

**ACCOMMODATION:**

Warehouse / Industrial	1,285 sq. ft.	(119 sq. m.)
First Floor Offices	<u>545</u> sq. ft.	( <u>51</u> sq. m.)
<b>Total</b>	<b><u>1,830</u> sq. ft.</b>	<b>(<u>170</u> sq. m.)</b>

**TERMS:**

**Lease:** The premises are to be let on a new full repairing and insuring lease for a term of years to be agreed.

**Rent:** £18,000 per annum exclusive.

**Rates:** RV: £15,500 @ 48.4p in the £ (2016 / 17)  
Payable: £7,502 pa

**LEGAL COSTS:**

Each side to be responsible for their own legal costs.

**VIEWING:**

Strictly by appointment through landlords agents:-

Diamond Associates  
33 Cavendish Square  
London  
W1G 0PW

Tel: 020 7493 8338

Email: [gary@diamondassoc.co.uk](mailto:gary@diamondassoc.co.uk)

**SUBJECT TO CONTRACT**

(11/2016)

(VAT, where applicable, may be added to any rents and prices quoted)

[www.diamondassoc.co.uk](http://www.diamondassoc.co.uk)