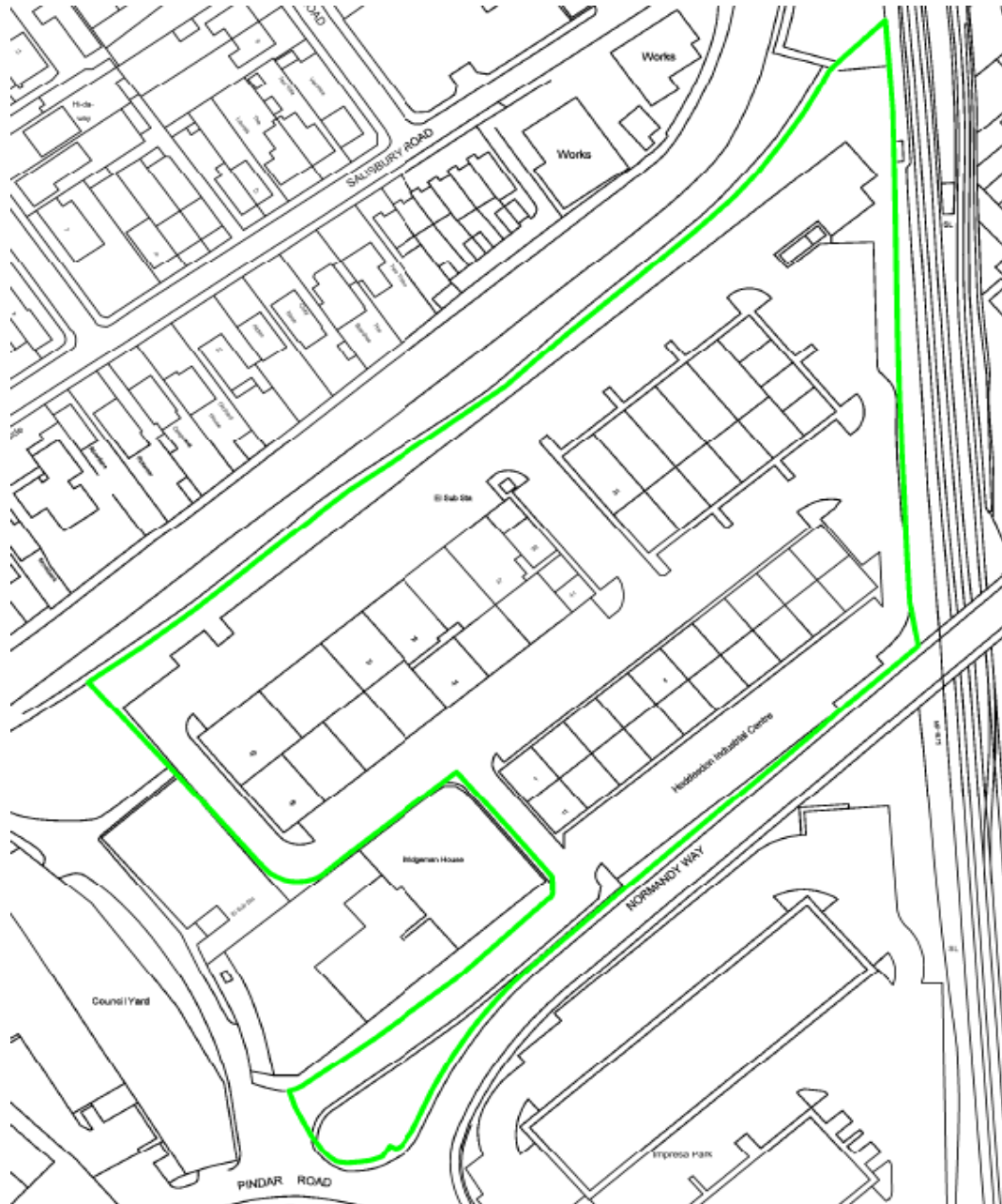




Hoddesdon Industrial Centre, Pindar Road, Hoddesdon, Herts, EN11 0DD



- Situated on Established Industrial Estate
- Located 1.8 Miles from A10
- Sizes from 970 ft² to 3,770 ft²
- Suitable for Commercial Uses
- Allocated Parking Available
- Good Trade Links

To Let



**BOROUGH OF
BROXBOURNE**

www.broxbourne.gov.uk

Location

Pindar Road is situated within the Hoddesdon Industrial Area, in close proximity to both local and national businesses. It is situated c. 1.8 miles from the A10 trunk road, providing southbound access to the M25 Motorway, or northbound access to Cambridge and the Midlands.

Property

The estate comprises industrial units of modern construction, some including purpose-built office accommodation, with steel profile cladding to the elevations under a pitched roof with clear roof lights. All units benefit from roller shutter access, eaves height from 5 meters and upwards, 3 phase electricity supply, and allocated parking.

Accommodation

Available Units	Size ft ²	Size m ²
10	1,237	114.92
19	970	90.12
21	2,645	245.64
49	3,770	350.24

Business Rates

From a look into the VOA website, we can see the units are rated as follows:

Accommodation	RV
10	£10,000
19	£11,250
21	£24,750
49	To be reassessed as a whole

Please note, for rateable values under £51,000, the 2024/2025 Small Business Rate Multiplier is 49.9p in the £.

Services

We understand the site benefits from mains water, electricity and both surface water and foul drainage.

Planning

The units benefit from B8 (Storage and Distribution) and Class E (Commercial) planning class uses. Please rely on your own investigations to satisfy your queries as to suitability for other uses.

Terms

Units can be made available to let by way of 6-year leases, subject to open market rent reviews every 3 years and mutual rolling 3-month break clauses subject to prior written consent which should not be unreasonably delayed or withheld.

Unit 10: £15,540 per annum plus VAT

Unit 19: £14,550 per annum plus VAT

Unit 49: £49,000 per annum plus VAT

Service Charge

The estate operates a service charge. Please contact the Council representatives for further information.

EPC

Available on request.

Legal

Each party to bear their own legal costs.

VAT

The site has been opted for tax and as such VAT will be applicable on the rent and other outgoing such as service charge.

Contact Details

For viewings or further information, please contact:

Jonny Oxley MRICS

M: 07563 025515

E: jonny.oxley@broxbourne.gov.uk

Rhys Southall

E: rhys.southall@broxbourne.gov.uk

The Borough of Broxbourne Council, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Broxbourne Council have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. June 2024.

Property Services

01992 785576