

TO LET Industrial/Warehouse

Units 1 & 2 Trident Industrial Estate, Pindar Road
Hoddesdon EN11 0WZ

Key information

- Fitted out for medical/pharmaceutical related uses.
- High quality specification
- EPC Rating - A
- On a very popular estate
- 28 car parking spaces

Contact

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Location

The property is located in the very popular Hoddesdon Industrial area, just east of Hoddesdon town centre.

This property is at the end of the Pindar Road one-way system adjacent to Howdens and Screwfix.

This estate is a short distance from the A10. The A1M, M25 and M11 are all close.

Description

The property has been fitted out for medical/lab/research use with additional offices at first floor level. The ground floor is mostly open plan and divided into small work areas. Power, compressed air and air extraction is provided throughout.

At the front, the property has a small reception area leading to storage areas and offices on ground and first floor level.

Loading and parking is at the rear. It benefits from two high loading doors. There are 28 dedicated car parking spaces.

Terms

The property is available by assignment of the existing lease or on underlet.

The existing lease runs until 31 August 2030 with a tenant only break in 2028.

The passing rent is £255,000 per annum exclusive.

Energy Performance Rating

Energy Performance Rating – A(25). Expires 25 July 2034.

Rating

We are advised that the Rateable Value for the property from 1 April 2026 is £182,000.

The UBR for 2026/27 is 48p in the £.

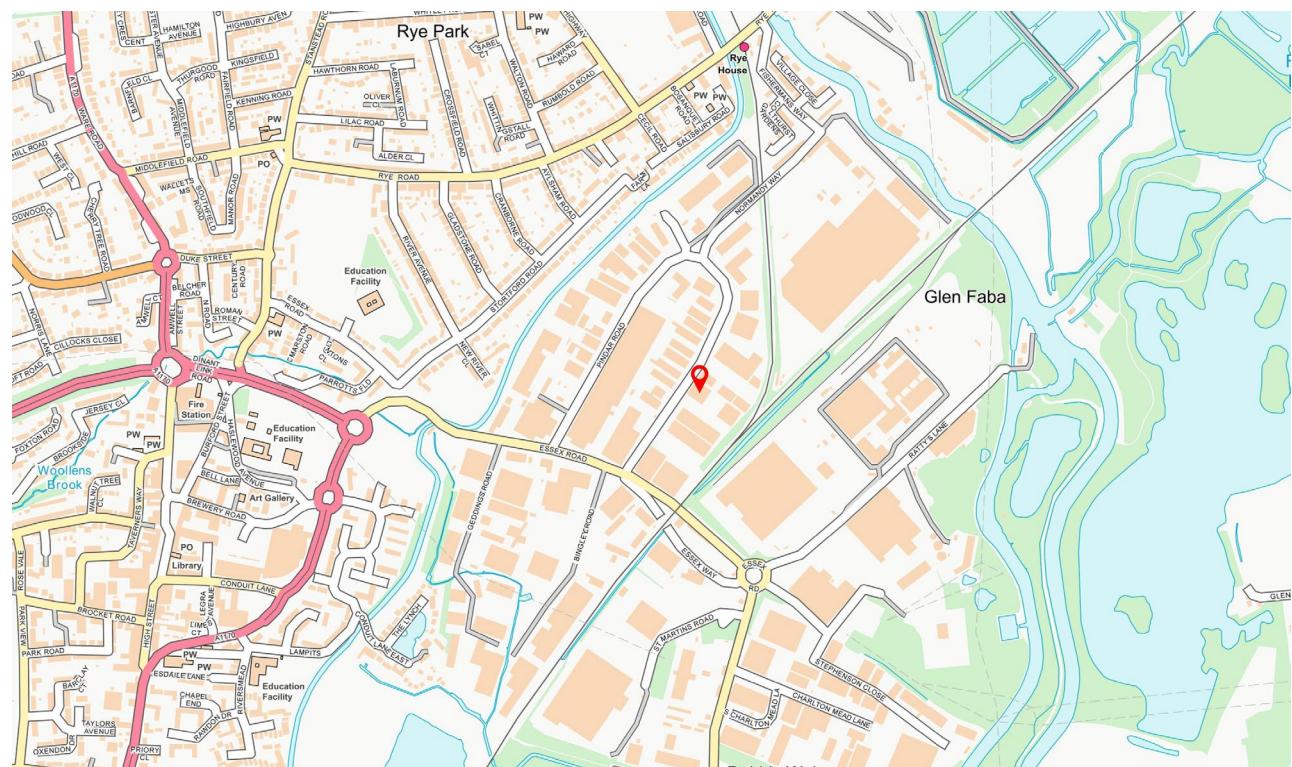
Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any rates relief that may be available.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly by appointment via the sole agents.

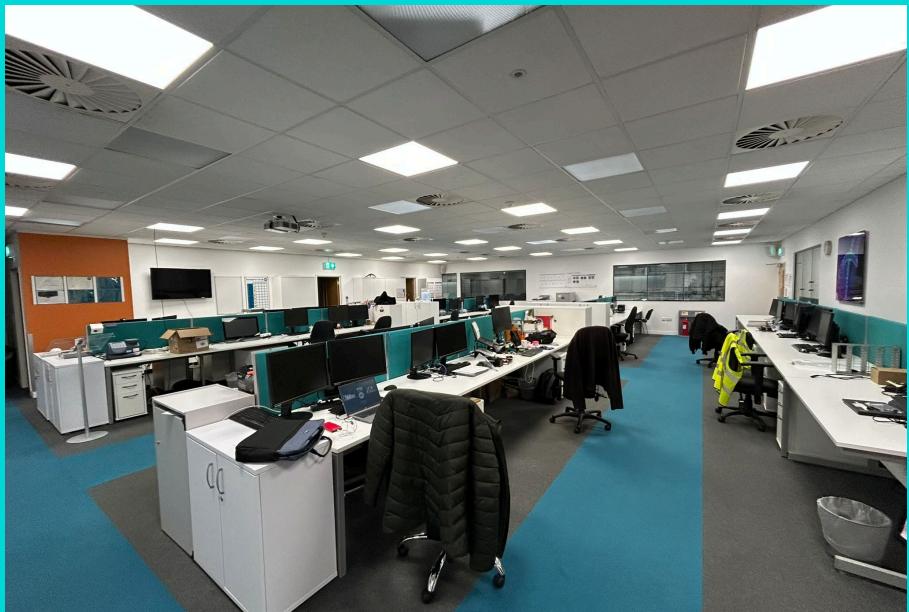
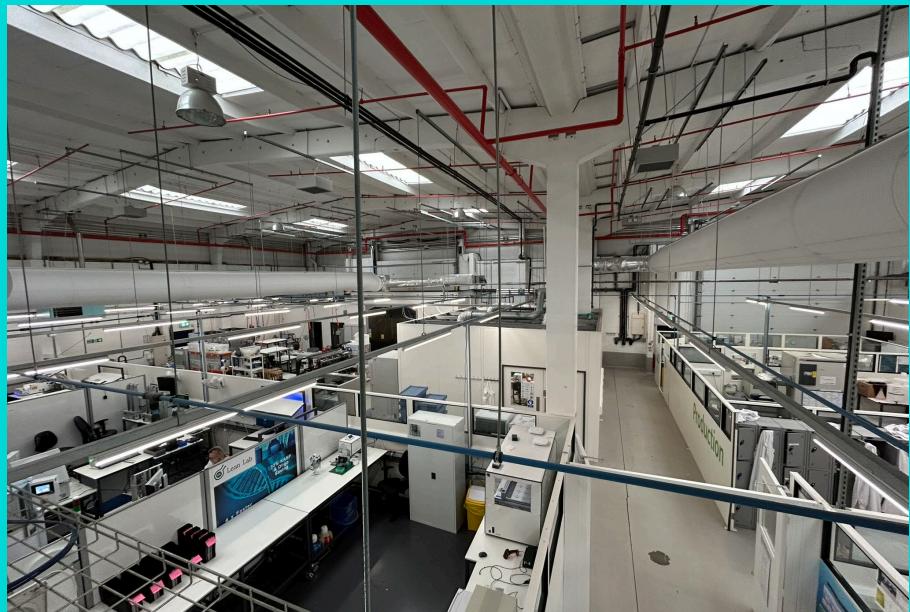


Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	1,164	12,529
First floor	407	4,383
Total	1,571	16,912

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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