

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

Tim Richards - 07917 032 -674
tim.richards@rapleys.com

Jamie Johnson - 07384 115 718
jamie.johnson@rapleys.com



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.



About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES

Industries



- Automotive & Roadside
- Care & Retirement
- Charities/Not-for-Profit
- Data Centres
- Education
- Health & Animal Welfare
- Industrial & Logistics
- Life Sciences
- Local Authority
- Offices
- Renewables
- Residential
- Retail & Leisure
- Transport & Infrastructure

Services



- Building Consultancy
- Commercial Agency
- Compulsory Purchase
- Cost Management
- Development Agency & Consultancy
- Environmental Impact Assessment
- Investment
- Lease Consultancy
- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability/Affordable Housing

For further details contact:
Tim Richards - 07917 032 674
tim.richards@rapleys.com
Jamie Johnson - 07384 115 718
jamie.johnson@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 4, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were updated in May 2026.

rapleys.com
0370 777 6292

CREATIVE | PROACTIVE | CONNECTED

RAPLEYS