

Industrial/Warehouse Unit

18,116 sq ft (1,683 sq m)



On the instructions of Alan J Clark of Carter Clark and Mrs Louise Baxter of Begbies Traynor, Joint Liquidators to Pre-Packed Products Limited T/A Chempak

Units 39A and 40, Hillgrove Business Park Nazeing Road, Nazeing, Essex EN9 2HB

- B1(Business), B2(General Industrial) and B8(Storage or Distribution) consent
- 9'3" (2.8 m) - 13'6" (4.11 m) headroom
- Sixteen parking spaces
- Estate provisions including CCTV and 24 hour manned security
- Freehold For Sale £800,000

**Edward
Symmons**

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Situation

Hillgrove Business Park is situated on the north side of the B194 Nazeing Road, approximately one mile to the east of Broxbourne and some three miles from the A10(T) Hoddesdon Bypass via the A1170.

The A10(T) provides a direct link to Junction 25 of the M25 motorway, a further three miles to the south whilst the main line rail station at Broxbourne connects to London Liverpool Street with a timetabled journey of no more than 34 minutes.

The unit is visible from Nazeing Road and occupies a prominent position close to the entrance of the estate.

Description

An L-shaped industrial/warehouse being of steel frame with brick and mainly steel clad elevations under a pitched and light steel trussed roof incorporating translucent panels.

The unit has a minimum headroom of 9'3" (2.8m) rising to 13'6" (4.11m) with loading via a roller shutter door to Unit 40 and a further two loading doors at the rear.

The built in two storey accommodation provides offices, staff, kitchen and wc facilities.

Sixteen parking spaces are allocated either to the front of the unit or within the communal car park nearby.

Tenure

Freehold

Floor Areas

All gross internal floor areas are approximate

Industrial/Warehouse	16,166 sq ft	1,502 sq m
Two Storey Offices	1,950 sq ft	81 sq m
Total	18,116 sq ft	1,683 sq m

Price

Offers are invited in the region of £800,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Service Charge

A service charge is payable towards the upkeep and general maintenance of the communal areas, estate lighting, CCTV and the cost of 24 hour manned security.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
 Tel: 020 7955 8454
 Fax: 020 7403 1947

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2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

