

TAVIS HOUSE BUSINESS CENTRE HODDESDON

FINAL UNIT - READY FOR IMMEDIATE OCCUPATION



TO LET OR FOR SALE
44,300 SQ FT
FOUR NEW INDUSTRIAL /
WAREHOUSE UNITS
BINGLEY ROAD, EN11 OBU



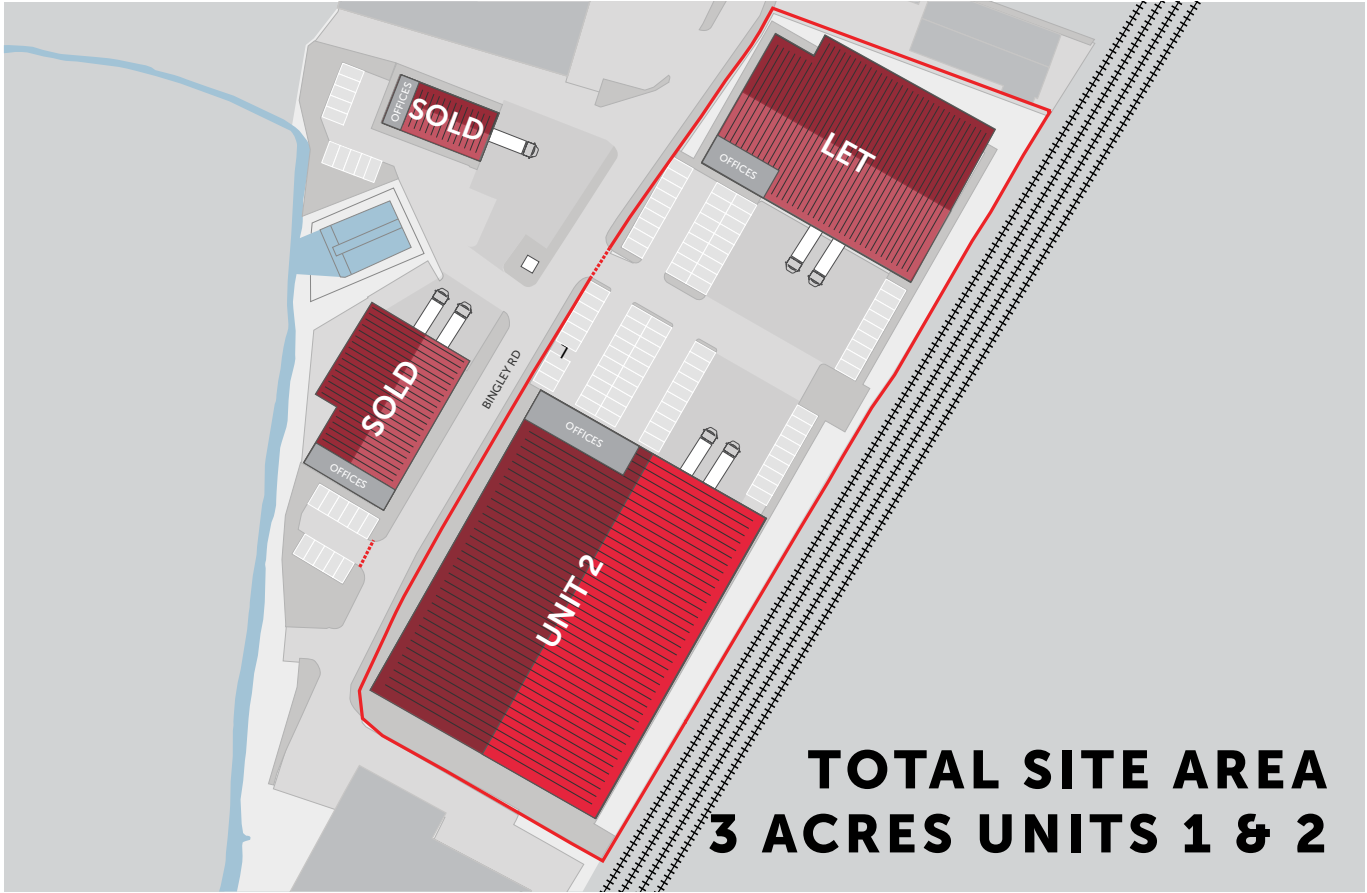
44,300 SQ FT UNIT AVAILABLE NOW



TAVIS HOUSE BUSINESS CENTRE, HODDESDON, IS
AN INDUSTRIAL/WAREHOUSE DEVELOPMENT OF
FOUR NEW BUILD UNITS, AVAILABLE NOW.

ACCOMMODATION		
UNIT 1		SQ FT
WAREHOUSE	LET	19,000
OFFICE		3,000
TOTAL (GEA)		22,000
UNIT 2		SQ FT
WAREHOUSE		40,200
OFFICE		4,100
TOTAL (GEA)		44,300
UNIT 3		SQ FT
WAREHOUSE	SOLD	9,500
OFFICE		1,700
TOTAL (GEA)		11,200
UNIT 4		SQ FT
WAREHOUSE	SOLD	2,750
OFFICE		950
TOTAL (GEA)		3,700

-  44,300 Sq Ft Unit
-  102 Car Parking Spaces
-  Target BREEAM Rating 'Excellent'
-  Secure Yard
-  Target EPC Grade A
-  50kN/m² Floor Loading
-  Yard Depth Unit 1: 30m / Unit 2: 28m
-  Planning for B1, B2 & B8
-  10m to Apex
-  Materials Selection to Achieve Green Guide Rating A



**TOTAL SITE AREA
3 ACRES UNITS 1 & 2**

UNITS



PRIME LAST MILE LOCATION

Hoddesdon is located in the South East of England within Hertfordshire and forms part of the London commuter belt approximately 6 miles west of Harlow, 11 miles north of Enfield, 11 miles east of Welwyn Garden City and 31 miles north of Central London. The town is regarded as a strong South East location and popular with many high profile occupiers who can access all of Greater London by HGV within 2 hours with excellent links via the A10 and M25 London Orbital.



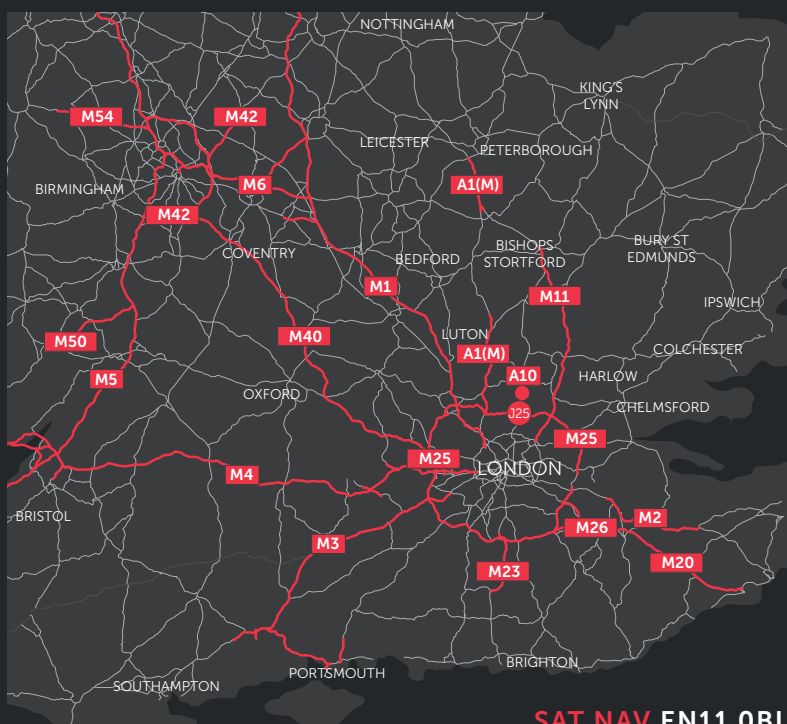
M25	6.5 MILES / 12 MINS
LUTON	25.2 MILES / 45 MINS
CENTRAL LONDON	35.0 MILES / 50 MINS
OXFORD	75.1 MILES / 1HR 20 MINS
BIRMINGHAM	120 MILES / 2HR 10 MINS



LONDON EUSTON	40 MINS
LUTON	50 MINS
OXFORD	1HR 38 MINS



LONDON CITY	46 MINS
LUTON	48 MINS
HEATHROW	51 MINS



SAT NAV EN11 0BU

RENT

Rent on Application

BUSINESS RATES

Upon Enquiry

TENURE

To Let

TERMS

The property is available by way of a new Full Repairing and Insuring Lease on terms to be negotiated



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TAVISHOUSEPROPERTIES.COM

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