

TAVIS HOUSE BUSINESS CENTRE HADDENHAM

30%
RESERVED

1,650 SQ FT - 70,000 SQ FT
BRAND NEW WAREHOUSE UNITS FOR SALE/TO LET
READY FOR IMMEDIATE OCCUPATION



UNITS FROM 1,650 SQ FT TO 70,000 SQ FT



ACCOMMODATION

UNIT 1	11,417 SQ FT
WAREHOUSE	9,224 SQ FT
OFFICE	2,193 SQ FT
UNIT 2	5,471 SQ FT
WAREHOUSE	4,588 SQ FT
OFFICE	883 SQ FT
UNIT 3	5,465 SQ FT
WAREHOUSE	4,588 SQ FT
OFFICE	883 SQ FT
UNIT 4	9,010 SQ FT
WAREHOUSE	7,885 SQ FT
OFFICE	1,125 SQ FT
UNIT 5	4,705 SQ FT
WAREHOUSE	3,864 SQ FT
OFFICE	841 SQ FT
UNIT 6	3,765 SQ FT
WAREHOUSE	3,122 SQ FT
OFFICE	643 SQ FT
UNIT 7	3,765 SQ FT
WAREHOUSE	3,122 SQ FT
OFFICE	643 SQ FT
UNIT 8	4,588 SQ FT
WAREHOUSE	3,764 SQ FT
OFFICE	824 SQ FT
UNIT 9	2,816 SQ FT
UNIT 10	2,160 SQ FT
UNIT 11	1,733 SQ FT
UNIT 12	2,160 SQ FT
UNIT 13	3,286 SQ FT
UNIT 14	2,859 SQ FT
UNIT 15	2,130 SQ FT
UNIT 16	2,000 SQ FT
UNIT 17	1,650 SQ FT
UNIT 18	1,650 SQ FT
UNIT 19	2,000 SQ FT
UNIT 20	3,494 SQ FT
TOTAL	76,100 SQ FT

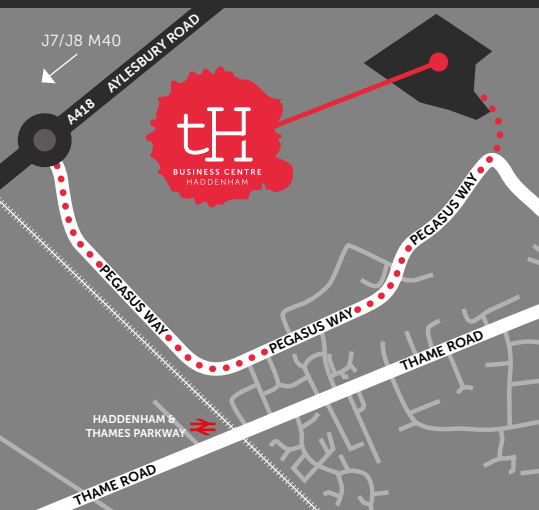
TAVIS HOUSE BUSINESS CENTRE, HADDENHAM IS A BRAND NEW DEVELOPMENT OF 20 HIGH QUALITY INDUSTRIAL AND WAREHOUSE UNITS FOR SALE/TO LET.

- UNITS FROM 1,650 SQ FT UP TO 70,000 SQ FT
- FLEXIBILITY TO COMBINE UNITS
- STEEL PORTAL FRAME CONSTRUCTION
- 3 PHASE POWER – MIN 10 KVA
- GAS CONNECTION
- MINIMUM EAVES 5.4M RISING TO 6M
- 30KN/M² FLOOR LOADING
- INSULATED ROLLER SHUTTER DOOR
- POTENTIAL RATES EXEMPTIONS
- PLANNING FOR B1(C), B2 AND B8



HIGHLY ACCESSIBLE

TAVIS HOUSE BUSINESS CENTRE HAS DIRECT ACCESS TO THE A418 VIA PEGASUS WAY, AND BOTH JUNCTIONS 7 AND 8 OF THE M40 ARE WITHIN 7 MILES, PROVIDING DIRECT ACCESS TO THE M25 AND THE MIDLANDS, WHILE A REGULAR RAIL SERVICE RUNS SOUTH TO LONDON MARYLEBONE AND NORTH TO BANBURY AND BIRMINGHAM SNOWHILL.



J7/J8 M40	7 MILES / 10 MINS
THAME	3.7 MILES / 7 MINS
AYLESBURY	8.4 MILES / 17 MINS
OXFORD	16.6 MILES / 34 MINS
LONDON	53.8 MILES / 1 HR 19 MINS
BIRMINGHAM	86.1 MILES / 1 HR 28 MINS



OXFORD	29 MINS
BANBURY	31 MINS
LONDON MARYLEBONE	42 MINS
BIRMINGHAM SNOW HILL	2 HRS



SAT NAV HP17 8LJ

tAvis House
PROPERTIES

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