

# TAVIS HOUSE BUSINESS CENTRE HODDESDON



**3 UNITS NOW LET/SOLD AND FINAL UNIT REMAINING**



**UNIT 2 TO LET / FOR SALE**  
**44,300 SQ FT**  
BRAND NEW INDUSTRIAL /  
WAREHOUSE UNIT  
**BINGLEY ROAD, EN11 OBU**



44,300 SQ FT UNIT  
AVAILABLE NOW



TO CAMBRIDGE

A10

M25

TO LONDON

Sainsbury's

JEWSON

Travis Perkins

Sainsbury's

SCREWFIX

IRON MOUNTAIN

Best.  
Food Logistics

tH  
BUSINESS CENTRE  
HODDESDON

Great Bear

CHEP

Bidfood Direct

THE TIMBER MERCHANTS



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

ACCOMMODATION

UNIT 1	SQ FT
WAREHOUSE	19,000
OFFICE	3,000
TOTAL (GEA)	22,000

LET

UNIT 2	SQ FT
WAREHOUSE	40,200
OFFICE	4,100
TOTAL (GEA)	44,300

UNIT 3	SQ FT
WAREHOUSE	9,500
OFFICE	1,700
TOTAL (GEA)	11,200

SOLD

UNIT 4	SQ FT
WAREHOUSE	2,750
OFFICE	950
TOTAL (GEA)	3,700

SOLD



44,300 Sq Ft  
Unit



50kN/m<sup>2</sup>  
Floor Loading



48 Car  
Parking Spaces



Yard Depth  
28m



BREEAM Rating  
Excellent



Planning for B1,  
B2 & B8



Secure  
Yard



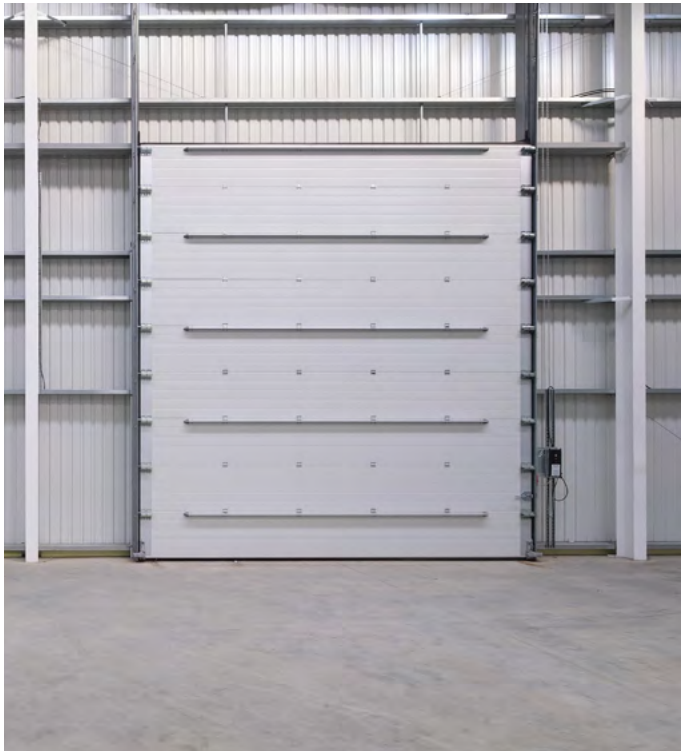
10m to  
Apex



EPC  
Grade A



Materials Selection has  
Achieved Green Guide Rating A





THE UNIT





# 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.



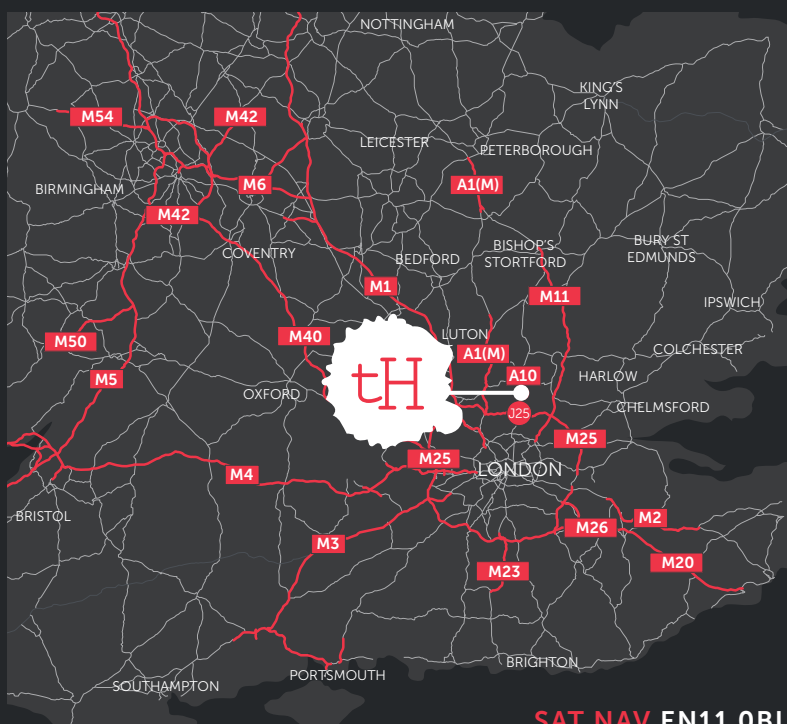
M25	6.5 MILES / 12 MINS
LUTON	25.2 MILES / 45 MINS
CENTRAL LONDON	31 MILES / 50 MINS
OXFORD	75.1 MILES / 1HR 20 MINS
BIRMINGHAM	120 MILES / 2HR 10 MINS



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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## TAVISHOUSEHODDES.DON.COM

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