

# 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 0BU**

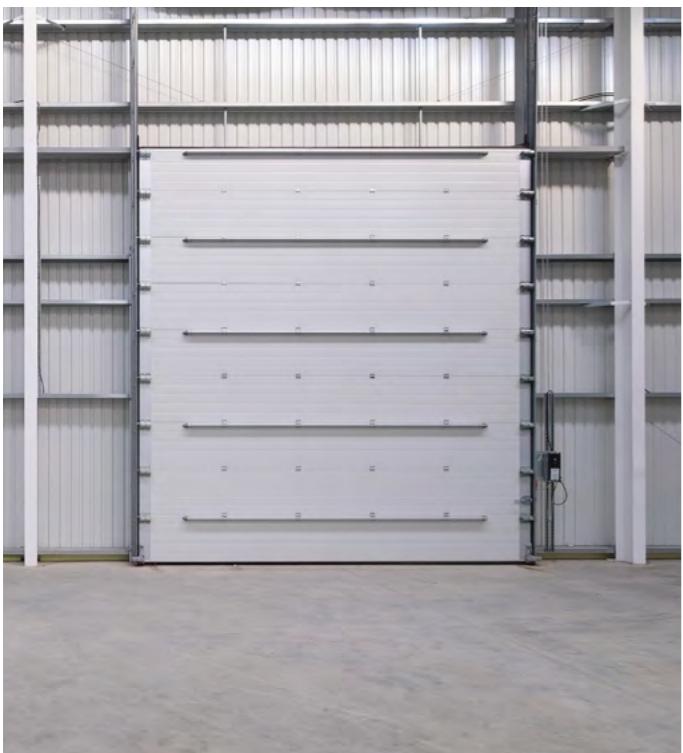
**44,300 SQ FT UNIT  
AVAILABLE NOW**



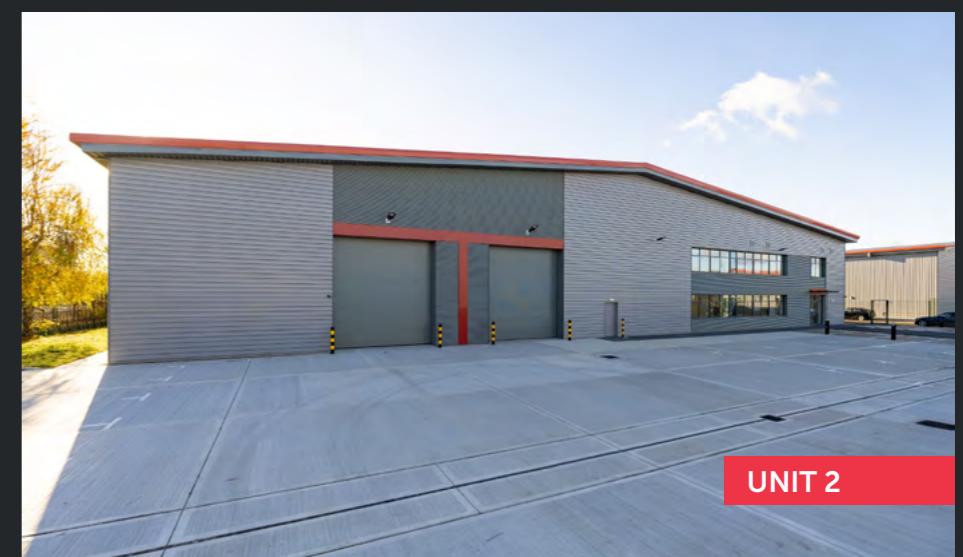
# TAVIS HOUSE BUSINESS CENTRE, HODDESDON, IS AN INDUSTRIAL/WAREHOUSE DEVELOPMENT OF FOUR NEW BUILD UNITS, AVAILABLE NOW.

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



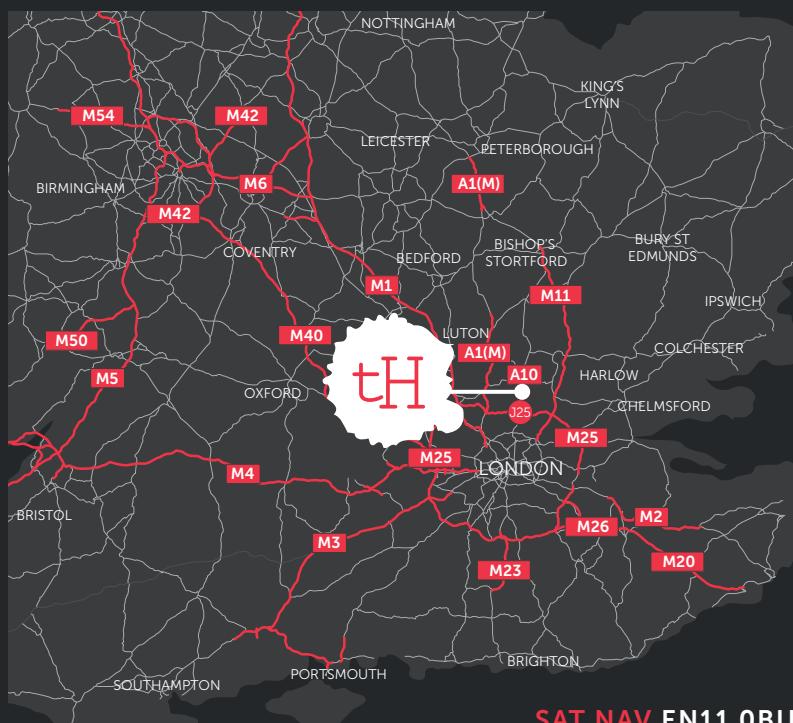
M25	6.5 MILES / 12 MINS
LUTON	25.2 MILES / 45 MINS
CENTRAL LONDON	31 MILES / 50 MINS
OXFORD	75.1 MILES / 1HR 20 MINS
BIRMINGHAM	120 MILES / 2HR 10 MINS



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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[TAVISHOUSEHODDESDON.COM](http://TAVISHOUSEHODDESDON.COM)

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