



## Unit 1 Tavis House Business Centre, Bingley Road, Hoddesdon, EN11 0BU

BRAND NEW INDUSTRIAL WAREHOUSE TO LET/ FOR SALE

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	22,000 sq ft / 2,043.87 sq m
<b>Service Charge</b>	Upon Application
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	A

- 50kN/m2
- Max eaves 10m
- BREEAM 'Excellent'
- Yards up to 35m
- Secure Yard

## Description

It is proposed that the site will accommodate circa 80,000 sq ft of B1, B2 & B8 employment space, across 4 units.

The units will be developed to institutional specifications, which are as follows:

- 40-45 % site cover- allowing lorry and trailer parking. (15-35m Yard Depths)
- 8-10 m eaves for maximum cubic capacity
- Secure palisaded yard for both protection of customer product & health & safety
- BREEAM excellent and above EPC's to meet customer corporate commitments

## Location

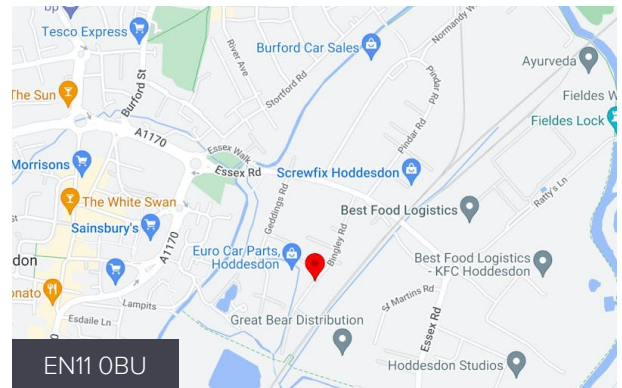
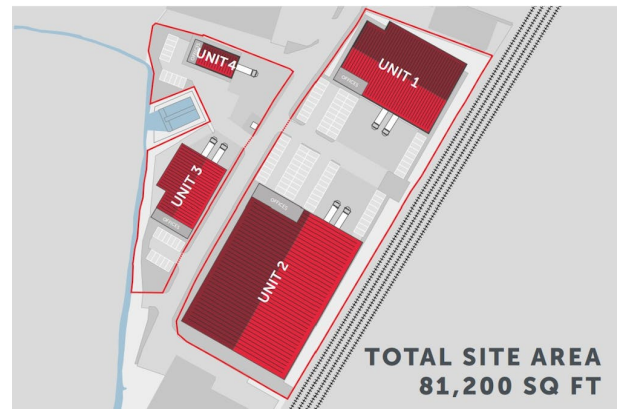
Hoddesdon is located in the South East of England within Hertfordshire and forms part of the London commuter belt approximately 6 miles west of Harlow, 11 miles north of Enfield, 11 miles east of Welwyn Garden City and 31 miles north of Central London.

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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	22,000	2,043.87	Available
<b>Total</b>	<b>22,000</b>	<b>2,043.87</b>	



## Viewing & Further Information

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