

# TO LET / FOR SALE



## Unit 2 Tavis House Business Centre, Bingley Road, Hoddesdon, **EN11 OBU**

NEW INDUSTRIAL WAREHOUSE UNITS COMING SOON

Tenure	To Let / For Sale		
Available Size	44,300 sq ft / 4,115.60 sq m		
Service Charge	N/A		
Business Rates	N/A		
EPC Rating	Upon enquiry		



- 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.

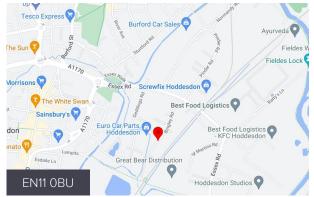
The town is regarded as a strong South East location and popular with many high profile occupiers who can access all of Greater London by HGV within 2 hours with excellent links via the A10 and M25 London Orbital.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	44,300	4,115.60	Available
Total	44,300	4,115.60	





### Viewing & Further Information

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