



Unit 2 Tavis House Business Centre, Bingley Road, Hoddesdon, EN11 0BU

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

- 50 KN/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

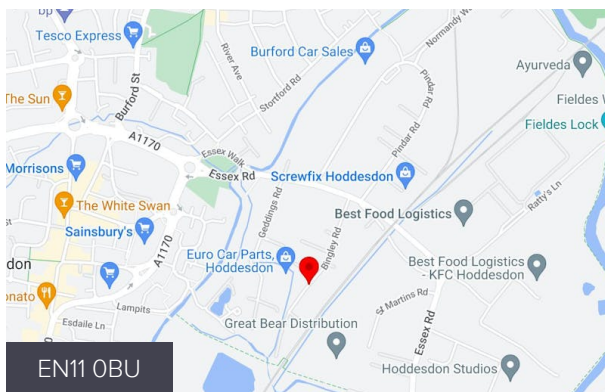
Hoddesdon is located in the South East of England within Hertfordshire and forms part of the London commuter belt approximately 6 miles west of Harlow, 11 miles north of Enfield, 11 miles east of Welwyn Garden City and 31 miles north of Central London.

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 - 2	44,300	4,115.60	Available
Total	44,300	4,115.60	



Viewing & Further Information

Jonjo Lyles

020 3824 9417 | 07388 488252

jonjo.lyles@m1agency.co.uk

Sophie Cordery

07825380457 | 07825380457

sophie.cordery@m1agency.co.uk