TAVIS HOUSE BUSINESS CENTRE HODDESDON

AVAILABLE Q1 2024

EN11 OBU

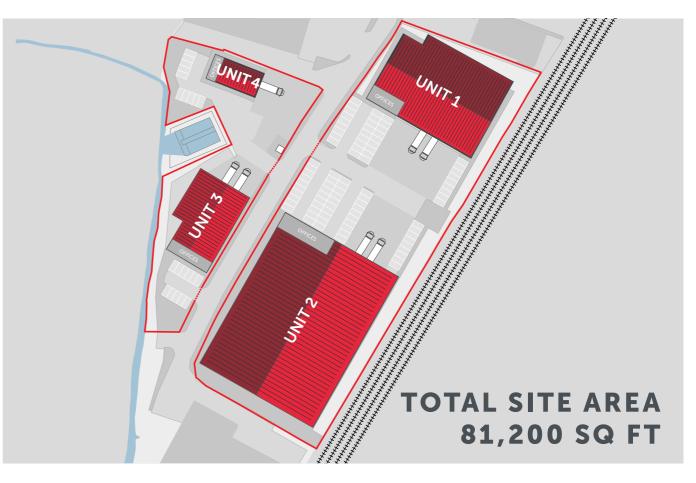
TRU: 6.1 ET! 32 3,700 - 44,300 SQ FT NEW BUILD UNITS

UNITS FROM 3,700 SQ FT TO 44,300 SQ F1

TAVIS HOUSE BUSINESS CENTRE, HODDESDON, IS AN INDUSTRIAL/WAREHOUSE DEVELOPMENT OF FOUR NEW BUILD UNITS, AVAILABLE Q1 2024.

ACCOMMODATION

UNIT 1	SQ FT
WAREHOUSE	19,000
OFFICE	3,000
TOTAL (GEA)	22,000
UNIT 2	SQ FT
WAREHOUSE	40,200
OFFICE	4,100
TOTAL (GEA)	44,300
UNIT 3	SQ FT
WAREHOUSE	OFFER 9,500
WAREHOUSE OFFICE UNDER	1,700
TOTAL (GEA)	11,200
UNIT 4	SQ FT
WAREHOUSE	2,750
OFFICE	950





TO CAMBRIDGE

Units from 3,700 sq ft up to 44,300 sq ft



102 Car Parking Spaces



Target BREEAM Rating 'Excellent'



Secure Yard





50kN/m² Floor Loading



Yard Depths Ranging from 15–35m

Planning for B1, B2 & B8

Maximum Eaves Height 10m



Materials Selection to Achieve Green Guide Rating A

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.

6.5 MILES / 12 MINS

25.2 MILES / 45 MINS

75.1 MILES / 1HR 20 MINS 120 MILES / 2HR 10 MINS

CENTRAL LONDON 35.0 MILES / 50 MINS





RENT **Rent on Application**

M25

LUTON

OXFORD

LUTON

OXFORD

LUTON

LONDON CITY

HEATHROW

BIRMINGHAM

LONDON EUSTON

BUSINESS RATES Upon Enquiry

40 MINS

50 MINS

46 MINS

48 MINS

51 MINS

1HR 38 MINS

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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