

# UNIT 2, TAVIS HOUSE BUSINESS CENTRE, BINGLEY ROAD, HODDESDON, EN11 0BU







BRAND NEW BUILD INDUSTRIAL WAREHOUSE BUILDING

44,300 SQ FT

## FOR SALE/TO LET

## LOCATION:

paulwallace

The brand new build Tavis House scheme can be found at the far end of Bingley Road which junctions with the main industrial through fayre of Essex Road about 300 yards to the north and from where there is easy access out onto the dual carriageway Dinant Link Road connecting up to the A10 6 miles north of its junction with the M25.

The A414 skirts the town to the north providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond.

Hoddesdon town centre provides a full range of retail, banking and restaurant facilities.

The rail network is within a short 10 minute walk being available from Rye Park into London Liverpool Street via Tottenham Hale with its Victoria Line underground connections.

London Stanstead International Airport can be accessed from the M11 junction at Bishops Stortford.





## AT A GLANCE:

A brand new build industrial warehousing unit **Fully detached** 44,300 sq ft Strategic A10/A414/M25 location **Programmed for December 2023 delivery** 8m/26ft eaves Palisade fenced/gated yards **BREEAM excellent** For sale/to let 28m yard sales acquisition development investment

lettings



**DESCRIPTION:** Unit 2 is of brand new build being of steel portal frame construction under a pitched insulated roof and having profile sheet metal cladding to the elevations.

Warehouse - 40,200 sq ft

Office - 4,100 sq ft

Total - 44,300 sq ft

All floor areas and dimensions are approximate.

- Minimum 28m loading yard
- \* Separate car parking area
- \* B1, B2 and B8 use
- \* BREEAM excellent
- \* Target EPC grade A
- \* 8m/26ft eaves
- \* 50 kN/m sq floor loading
- \* 2 loading positions

**TERMS:** To let/for sale.

**RENT/PRICE:** Upon request.

**EPC:** TBA.

**VAT:** Applicable.

SERVICE CHARGE: TBA.

RATEABLE VALUE: TBA.

**LEGAL COSTS:** Each party are to be responsible for their own legal costs.

**VIEWING:** Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley

(tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4749.2

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sales

acquisition

development

investment

# 01 Unit 2 - Ground Floor Plan 02 Unit 2 - First Floor Plan hale tAviS HouSE 1:200/ 1:400 Revision:

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