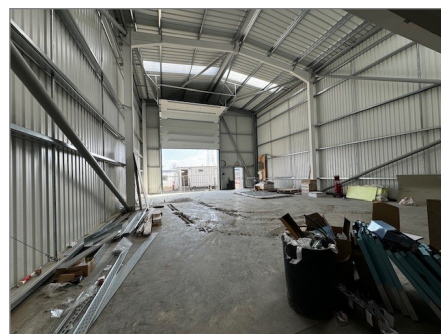
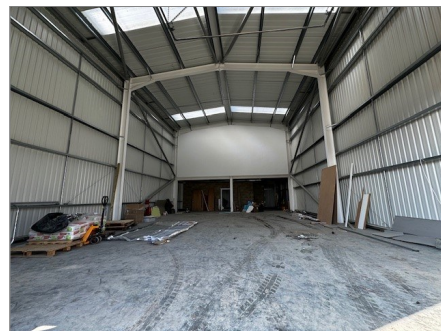


**UNIT 4, TAVIS HOUSE BUSINESS CENTRE,
BINGLEY ROAD, HODDESDON, EN11 0BU**



**BRAND NEW BUILD DETACHED
INDUSTRIAL WAREHOUSE
BUILDING**

**3,700 SQ FT ON
0.4 ACRE SITE**

FOR SALE/TO LET

www.paulwallace.co.uk

LOCATION:

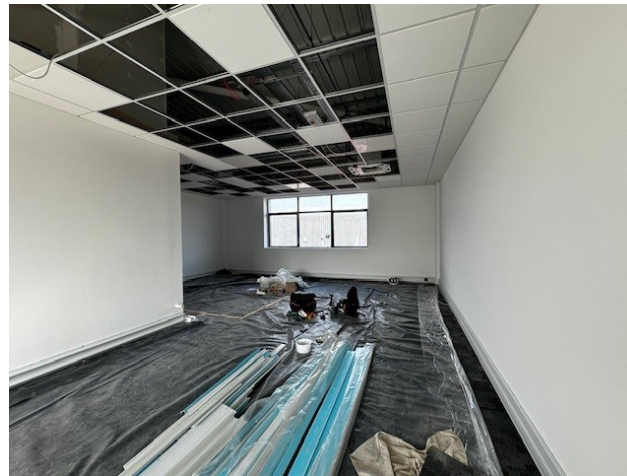
The brand new build Tavis House scheme can be found at the far end of Bingley Road which junctions with the main industrial through fayre of Essex Road about 300 yards to the north and from where there is easy access out onto the dual carriageway Dinant Link Road connecting up to the A10 6 miles north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

3,700 sq ft on 0.4 acres representing a very low 21% site cover

Strategic A10/A414/M25 location

Programmed for January 2024 delivery

8m/26ft eaves

Palisade fenced/gated yard

BREEAM excellent

For sale/to let

DESCRIPTION:

Unit 4 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.

The office element is to one end of the building overlooking the car park whilst the loading is to the norther end of the building through a dedicated yard area.

Warehouse	-	2,750 sq ft
Office	-	950 sq ft
Total	-	3,700 sq ft
Total site area	-	0.4 acres

All floor areas and dimensions are approximate.

- * Dedicated minimum 17.4m 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
- * Full height roller shutter loading

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.

C4749.4



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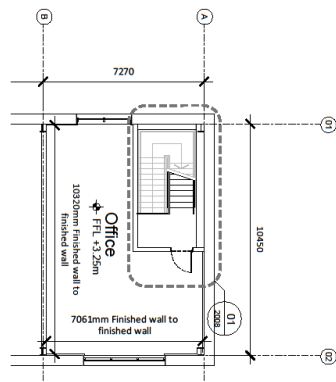
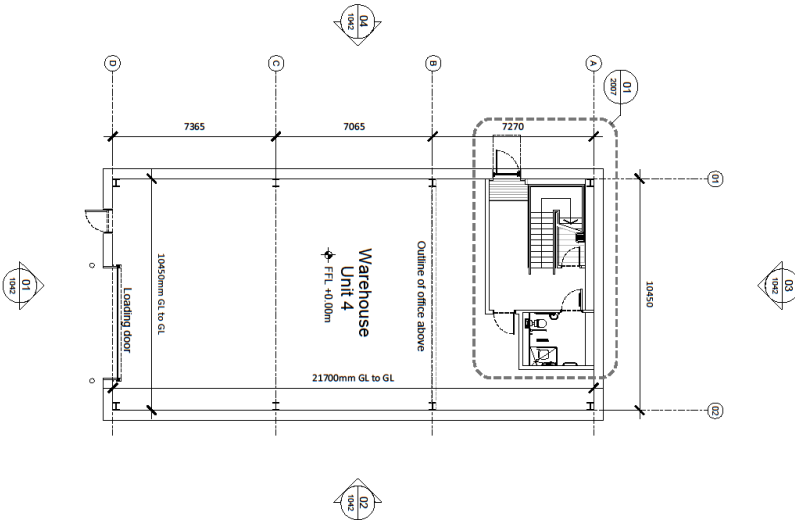
MISREPRESENTATION ACT

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- v. Rents and prices quoted in the particulars may be subject to VAT in addition

01 Unit 4 - Ground Floor Plan

02 Unit 4 - First Floor Plan



<p>Customer Name: _____ Project Name: _____</p>	
<p>DATE: _____</p>	
<p>Scale: 1:1000 / 1:200</p>	
<p>Project No: 22054 - 1040</p>	
<p>Unit 4 Ground and First Floor GA Plans</p>	
<p>hale ARCHITECTURE DESIGN MANAGEMENT 281, Southampton Street, London, SE1 3SP Bingley Road, Hoddeston</p>	
<p>LAVERIS HOUSE</p>	
<p>TI: 1992 440744 Fax: 1992 440745 E: enquiries@pwco.biz</p>	
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