

TAVIS HOUSE BUSINESS CENTRE HODDESDON

3,700 – 44,300 SQ FT
NEW BUILD UNITS AVAILABLE Q2 2023
EN11 0BU



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

TO CAMBRIDGE

A10

TO LONDON

Sainsbury's

JEWSON

Travis Perkins

Bidfood Direct

Sainsbury's

SCREWFIX

IRON MOUNTAIN

Best.
Food Logistics



Great Bear

CHEP

TAVIS HOUSE BUSINESS CENTRE, HODDESDON, IS AN INDUSTRIAL/WAREHOUSE DEVELOPMENT OF FOUR NEW BUILD UNITS, AVAILABLE Q2 2023.

ACCOMMODATION

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



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



50kN/m² Floor Loading



102 Car Parking Spaces



Yard Depths ranging from 15–35m



Construction to BREEAM 'Excellent'



Planning for B1, B2 & B8



Secure Yard



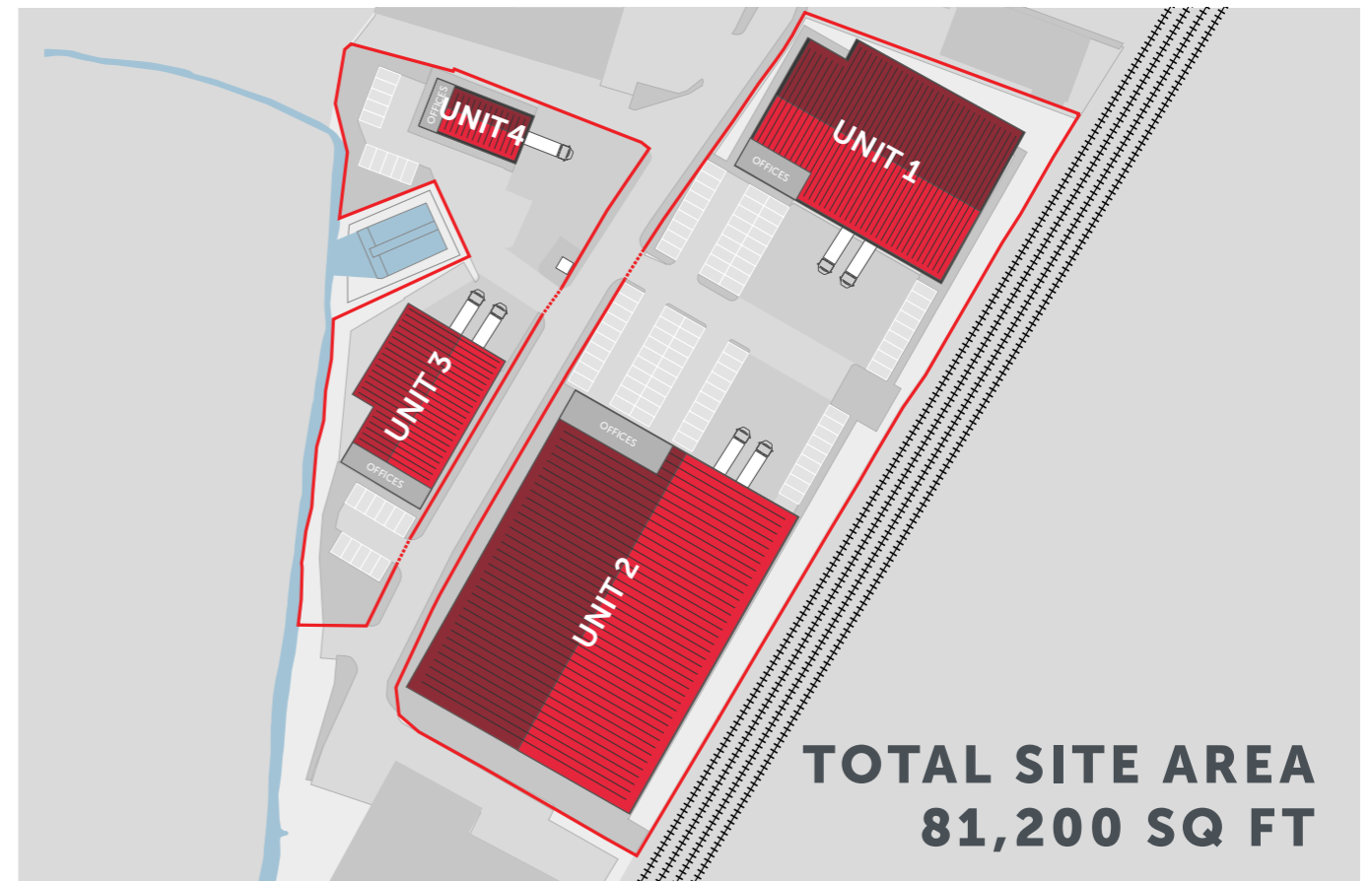
Minimum Eaves 8m rising to 10m



EPC grade A



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.



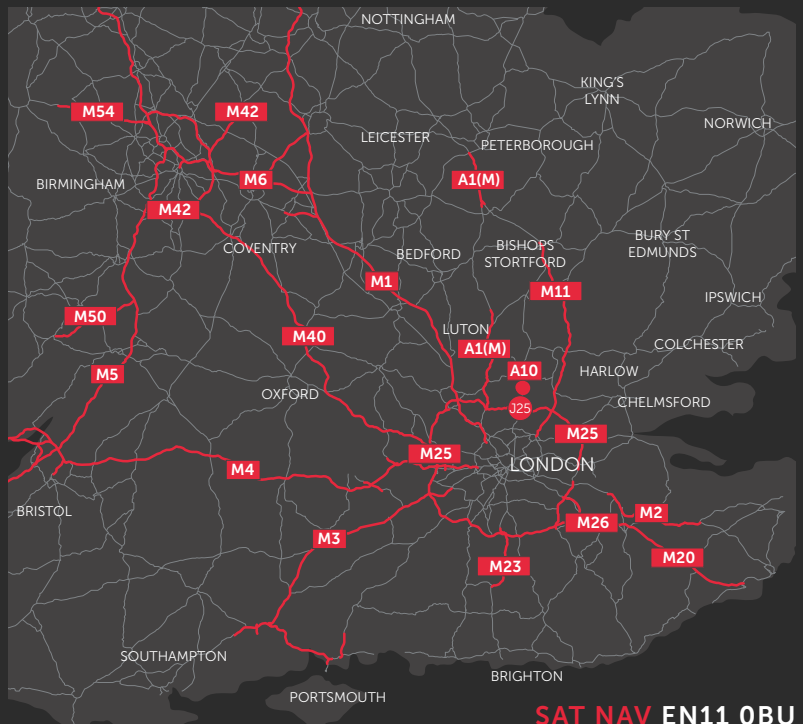
| | |
|----------------|--------------------------|
| M25 | 6.5 MILES / 12 MINS |
| CENTRAL LONDON | 35.0 MILES / 50 MINS |
| LUTON | 25.2 MILES / 45 MINS |
| OXFORD | 75.1 MILES / 1HR 20 MINS |
| BIRMINGHAM | 120 MILES / 2HR 10 MINS |



| | |
|---------------|-------------|
| LONDON EUSTON | 40 MINS |
| LUTON | 50 MINS |
| OXFORD | 1HR 38 MINS |



| | |
|-------------|---------|
| LONDON CITY | 46 MINS |
| LUTON | 48 MINS |
| HEATHROW | 51 MINS |



SAT NAV EN11 0BU

RENT

Rent on Application

BUSINESS RATES

Upon Enquiry

TENURE

To Let

TERMS

The property is available by way of a new Full Repairing and Insuring Lease on terms to be negotiated

tAvis House
PROPERTIES



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HODDESDONBUSINESSCENTRE.COM

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