

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

TO LONDON

Sainsbury's

JEWSON

Travis Perkins

Bidfood Direct

Sainsbury's

SCREWFIX

IRON MOUNTAIN

Best.

tH

BUSINESS CENTRE
HODDESDON

Great Bear

CHEP

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

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	9,500
OFFICE	1,700
TOTAL (GEA)	11,200
UNIT 4	SQ FT
WAREHOUSE	2,750
OFFICE	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



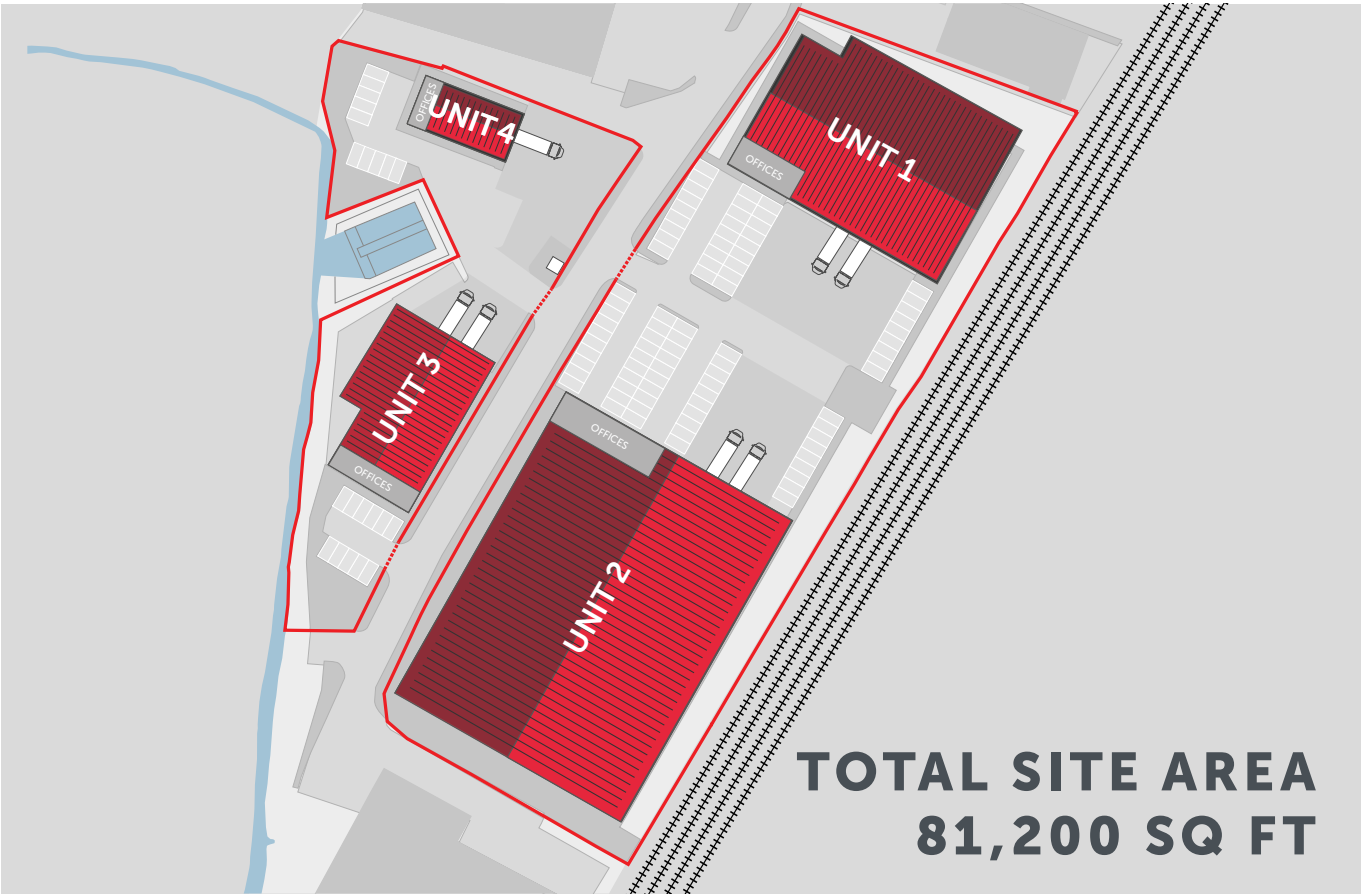
Minimum Eaves
8m rising to 10m



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.



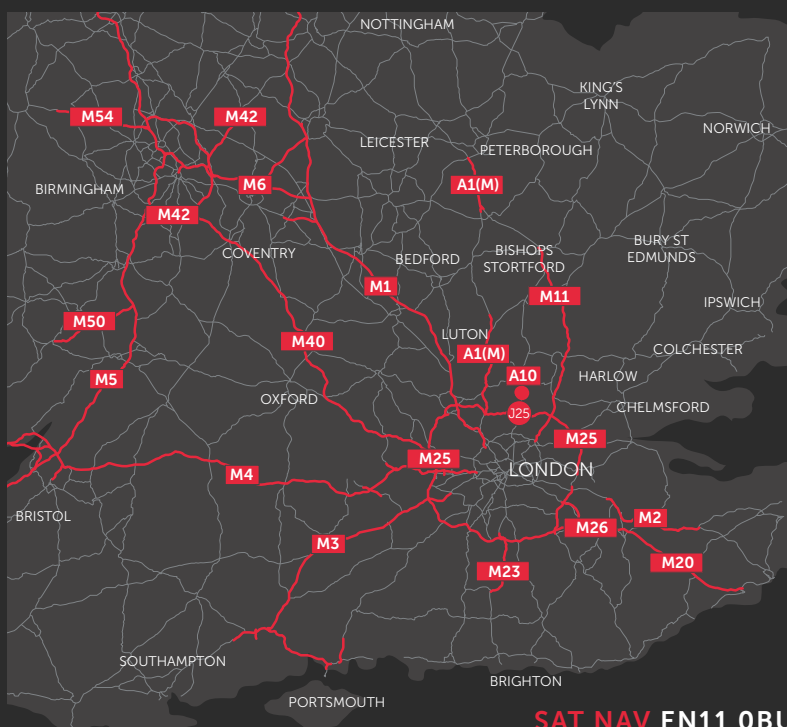
M25	6.5 MILES / 12 MINS
CENTRAL LONDON	35.0 MILES / 50 MINS
LUTON	25.2 MILES / 45 MINS
OXFORD	75.1 MILES / 1HR 20 MINS
BIRMINGHAM	120 MILES / 2HR 10 MINS



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



JONJO LYLES

+44 (0) 7388 488 252
jonjo.lyles@m1agency.co.uk

SOPHIE CORDERY

+44 (0) 7825 380 457
sophie.cordery@m1agency.co.uk



CHRIS KNIGHT

+44 (0) 7872 822 528
chris.c.knight@cushwake.com

THOMAS ERXLEBEN

+44 (0) 7710 966 234
tom.erxleben@cushwake.com



AARAN FORBES

+44 (0) 7802 354 754
aaran@pwco.biz



HODDESDONBUSINESSCENTRE.COM

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