

TAVIS HOUSE BUSINESS CENTRE HODDES DON

AVAILABLE Q2 2024



3,700 - 44,300 SQ FT
NEW BUILD UNITS
EN11 OBU



**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



TAVIS HOUSE BUSINESS CENTRE, HODDESDON, IS AN INDUSTRIAL/WAREHOUSE DEVELOPMENT OF FOUR NEW BUILD UNITS, AVAILABLE Q2 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	9,500
OFFICE	1,700
TOTAL (GEA)	11,200

UNDER OFFER

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



Target BREEAM Rating 'Excellent'



Planning for B1, B2 & B8



Secure Yard



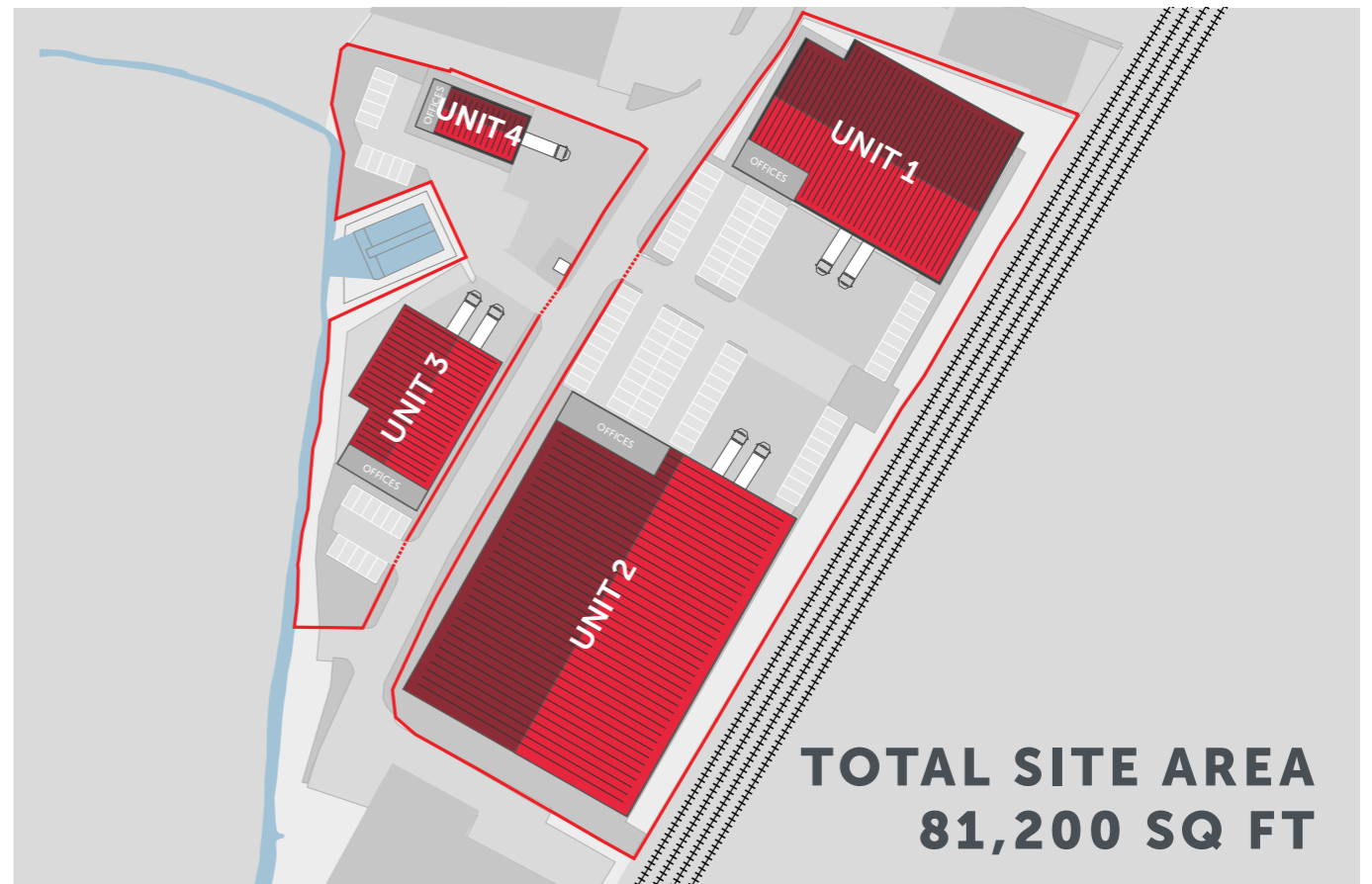
10m to Apex



Target 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.



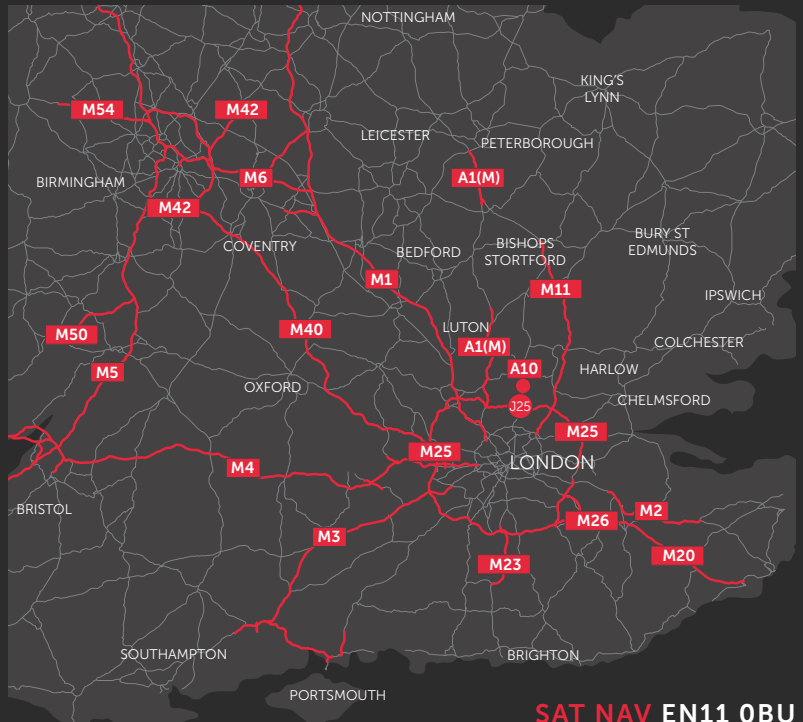
M25	6.5 MILES / 12 MINS
LUTON	25.2 MILES / 45 MINS
CENTRAL LONDON	35.0 MILES / 50 MINS
OXFORD	75.1 MILES / 1HR 20 MINS
BIRMINGHAM	120 MILES / 2HR 10 MINS



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



LONDON CITY	46 MINS
LUTON	48 MINS
HEATHROW	51 MINS



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



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