TO LET / FOR SALE



Tavis House Business Centre, Hoddesdon, Bingley Road, Hoddesdon, EN11 0NX

FINAL UNIT REMAINING

Tenure	To Let / For Sale
Available Size	3,700 to 81,000 sq ft / 343.74 to 7,525.15 sq m
Service Charge	Upon Application
Business Rates	Upon Application
EPC Rating	Upon enquiry

Description

The site accommodates circa 80,000 sq ft of B1, B2 & B8 employment space, across 4 units.

The units have been developed to institutional specifications, which are as follows:

- 40-45 % site cover- allowing lorry and trailer parking. (15-35m Yard Depths)
- 8-10 m eaves for maximum cubic capacity
- Secure palisaded yard for both protection of customer product & health & safety
- BREEAM excellent and above EPC's to meet customer corporate commitments

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.

Accommodation

The accommodation comprises the following areas:

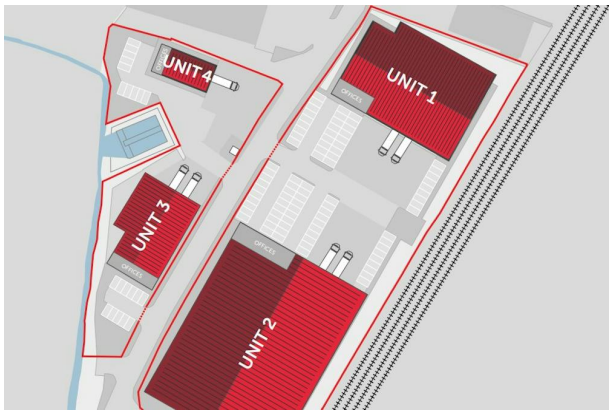
Name	sq ft	sq m	Availability
Unit - 1	22,000	2,043.87	Let
Unit - 2	44,300	4,115.60	Available
Unit - 3	11,200	1,040.51	Sold
Unit - 4	3,700	343.74	Sold
Total	**81,200**	**7,543.72**	

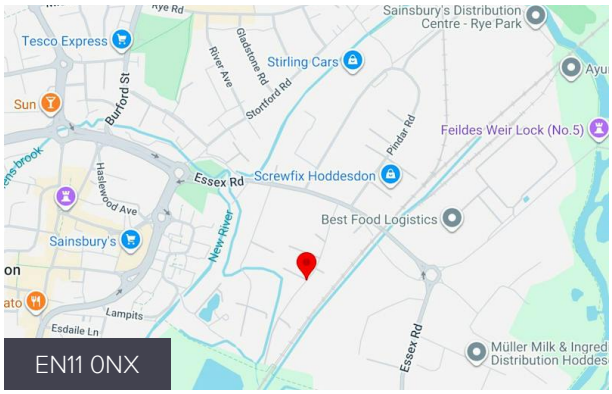
Situation

The site is situated just off Bingley Road, 1 mile east of Hoddesdon Town Centre. Bingley Road provides direct access onto Essex Road, the main arterial road into Hoddesdon, which leads onto the Dinant Link Road dual carriageway providing direct access onto the A10 – the London to Cambridge trunk road.

The A10 leads to Junction 25 of the M25, 8 miles to the south allowing unfettered access to the national motorway network. The New River Bridge connecting Essex Road with the Dinant Link Road dual carriageway is due to complete in Spring 2021 and will significantly improve journey times from the Park to the A10. Being part of the northern quadrant M25 industrial market, Hoddesdon is home to significant occupiers including Travis Perkins, Sainsburys, DX, Best Food Logistics, Great Bear and Iron Mountain to name a few, who are all benefiting from the good power connectivity and traditional labour force







Viewing & Further Information

Jonjo Lyles
0203 824 9417 | 07388 488 252
jonjo.lyles@m1agency.co.uk

Joe Salisbury
07809399946
joe.salisbury@m1agency.co.uk

Ed Morrison
07527887530
ed.morrison@m1agency.co.uk

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