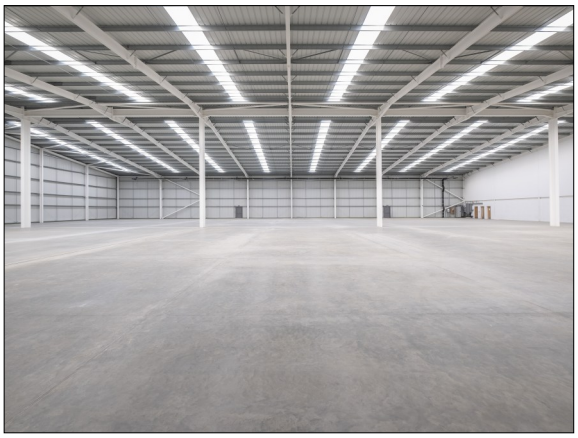
paulwallace commercial
01992 440744
enquiries@pwco.biz

UNIT 2, TAVIS HOUSE BUSINESS CENTRE, BINGLEY ROAD, HODDESDON, EN11 0BU







A BRAND NEW BUILD DETACHED INDUSTRIAL WAREHOUSE BUILDING

44,300 SQ FT ON 1.78 ACRES

FOR SALE/TO LET

www.paulwallace.co.uk

01992 440744
enquiries@pwco.biz



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:

Now available with 1 MVA

A brand new build industrial warehousing unit

Zero traditional service charges

Fully detached

44,300 sq ft

Strategic A10/A414/M25 location

Programmed for December 2023 delivery

8m/26ft eaves

Palisade fenced/gated yards

BREEAM excellent

For sale/to let

28m yard

www.paulwallace.co.uk

01992 440744
enquiries@pwco.biz

DESCRIPTION:

Unit 2 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.

Warehouse	-	40,200 sq ft
Office	-	4,100 sq ft
Total	**-**	**44,300 sq ft**
Site Area	**-**	**1.78 acres**

All floor areas and dimensions are approximate.

* 1 MVA available
* Minimum 28m 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
* 2 loading positions

TERMS: To let/for sale.

RENT/PRICE: Upon request.

EPC: Green 16A.

VAT: Applicable.

SERVICE CHARGE: No traditional charges apply to the Tavis Estate.

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.

C4749.2





www.paulwallace.co.uk

01992 440744
enquiries@pwco.biz

www.paulwallace.co.uk

MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

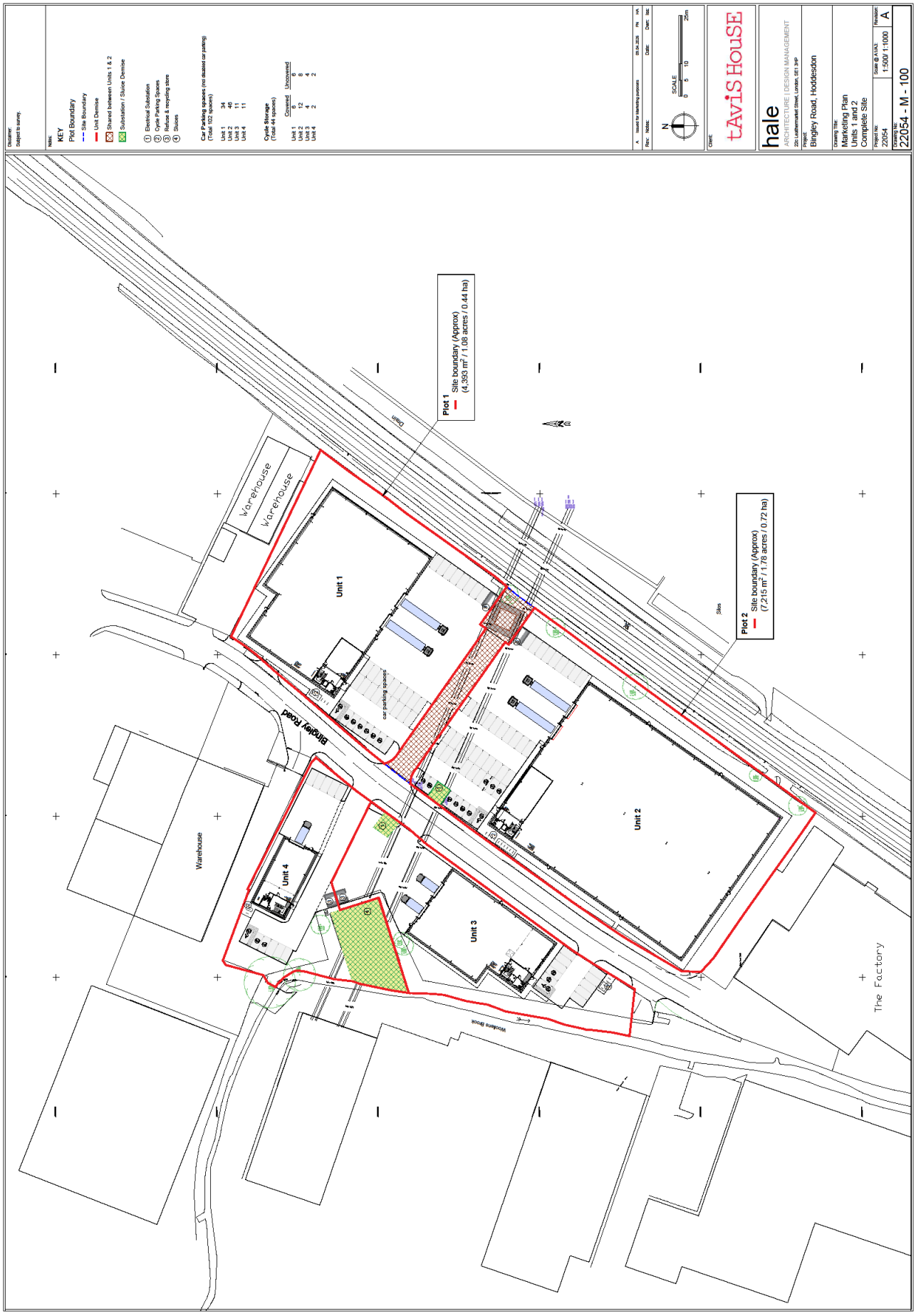
i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract

ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation

iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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



www.paulwallace.co.uk