

# TAVIS HOUSE BUSINESS CENTRE HODDESDON

**TO LET OR FOR SALE**  
**22,000 SQ FT - 66,300 SQ FT**

**AVAILABLE NOW**

**BRAND NEW HIGH SPECIFICATION  
INDUSTRIAL / WAREHOUSE UNITS**  
**EN11 OBU**





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.

Food Logistics

tH

BUSINESS CENTRE  
HODDESDON

Great Bear

CHEP

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

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/m<sup>2</sup>  
Floor Loading



102 Car  
Parking Spaces



Yard Depth  
Unit 1: 30m / Unit 2: 28m



Target BREEAM  
Rating 'Excellent'



Planning for B1,  
B2 & B8



Secure  
Yard



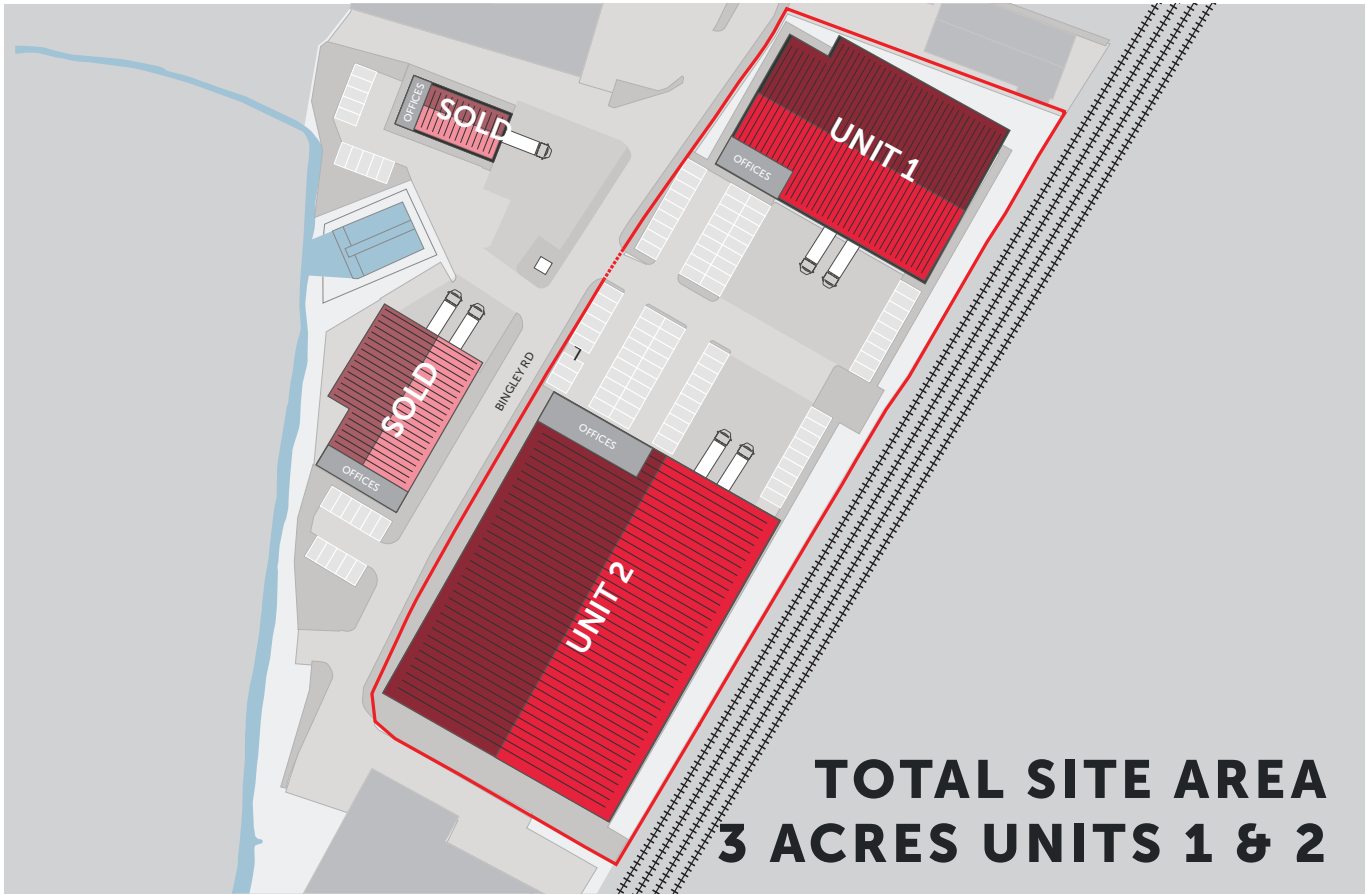
10m to  
Apex



Target EPC  
Grade A



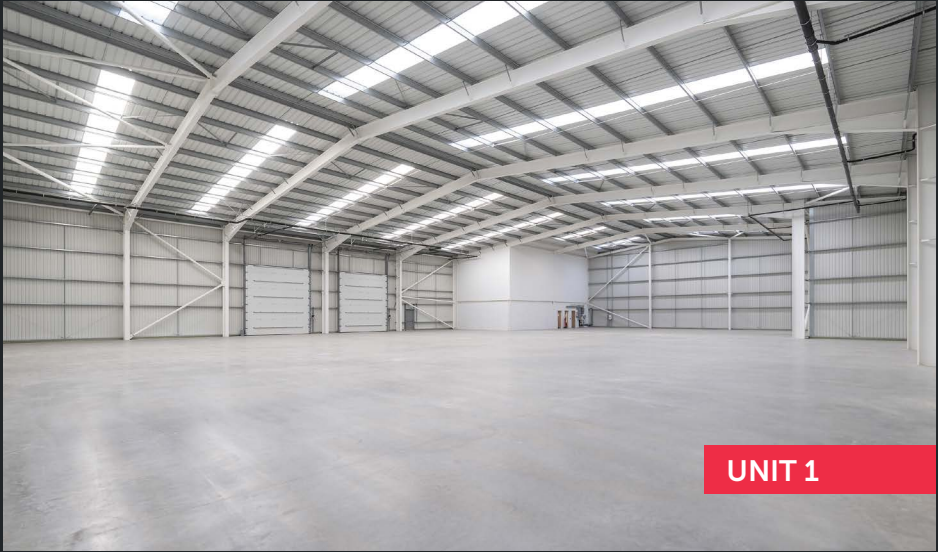
Materials Selection to  
Achieve Green Guide Rating A



TOTAL SITE AREA  
3 ACRES UNITS 1 & 2



# UNITS





# 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.



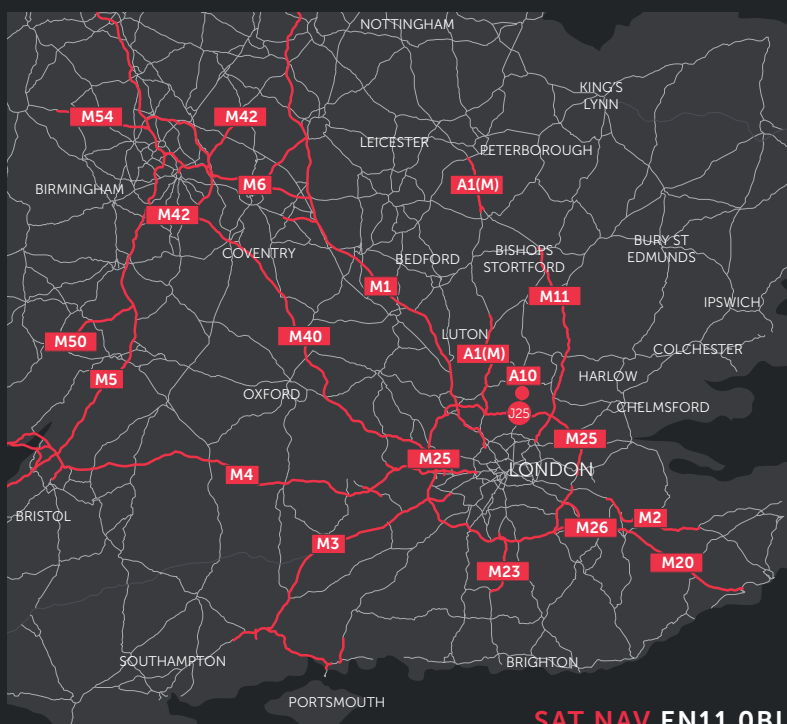
M25	6.5 MILES / 12 MINS
LUTON	25.2 MILES / 45 MINS
CENTRAL LONDON	35.0 MILES / 50 MINS
OXFORD	75.1 MILES / 1HR 20 MINS
BIRMINGHAM	120 MILES / 2HR 10 MINS



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



LONDON CITY	46 MINS
LUTON	48 MINS
HEATHROW	51 MINS



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



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