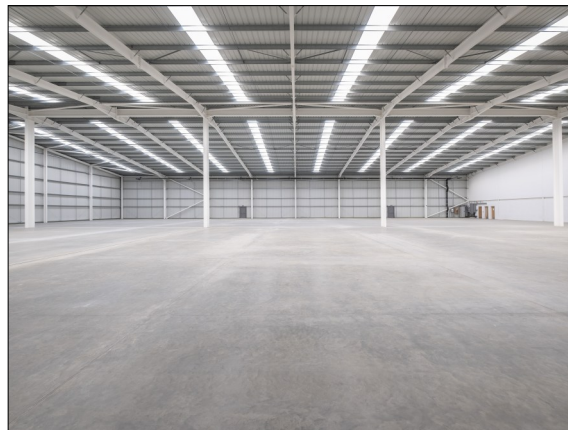


**UNIT 2, TAVIS HOUSE BUSINESS CENTRE,
BINGLEY ROAD, HODDESDON, EN11 0BU**



**BRAND NEW BUILD
INDUSTRIAL WAREHOUSE BUILDING**

44,300 SQ FT

FOR SALE/TO LET

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 thoroughfare 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:

A brand new build industrial warehousing unit

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

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

All floor areas and dimensions are approximate.

- * 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:

TBA.

VAT:

Applicable.

SERVICE CHARGE:

TBA.

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

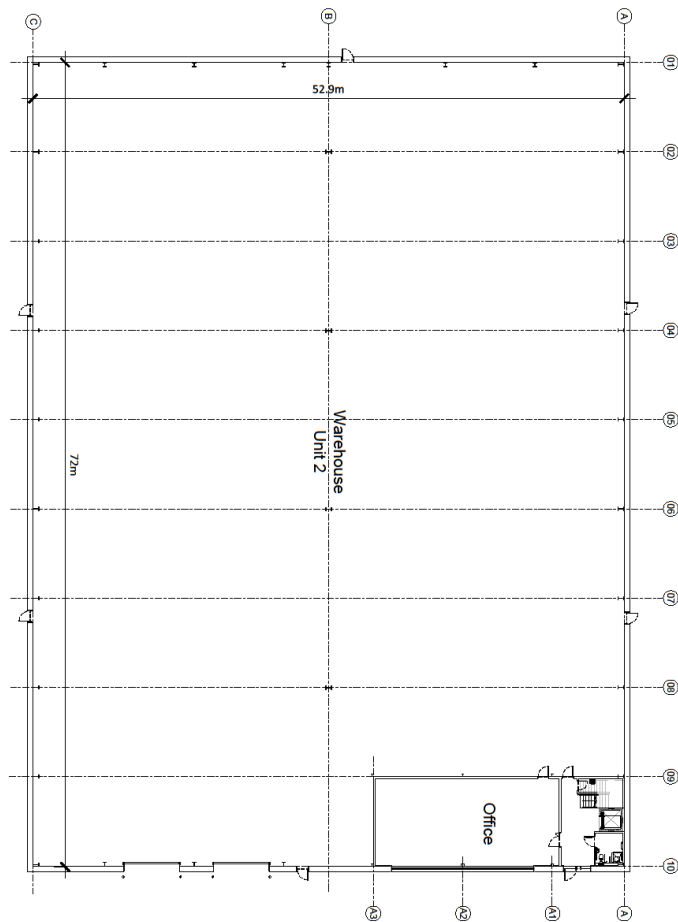


MISREPRESENTATION ACT

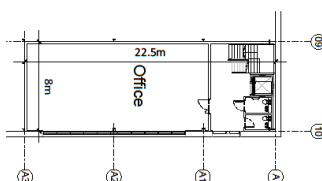
Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

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- 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

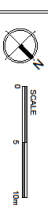
01 Unit 2 - Ground Floor Plan



02 Unit 2 - First Floor Plan



D	Layoff updated	16.03.22	09	M
C	Layoff updated	16.03.22	09	M
B	Layoff updated	16.03.22	09	M
A	Second issue	16.03.22	09	M
-	First issue	26.01.22	09	M
Rev. Note:		Date:	Draw:	M:
Outsourcing Code:				



tAVIS HOUSE

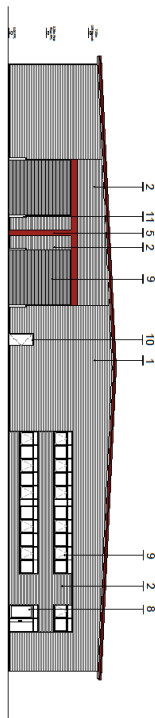
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Project
Bingley Road, Hoddesdon

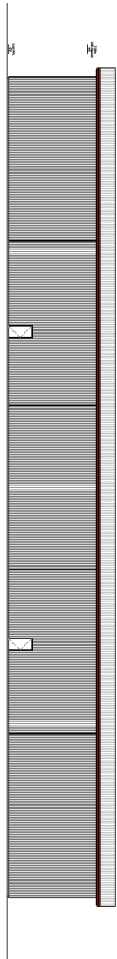
Unit 2 - Ground and First Floor

Project No:	Scale @ 1/4"=1'-0"	Revised:
22054	1:200 1:400	D
Drawing No:		
PL005		

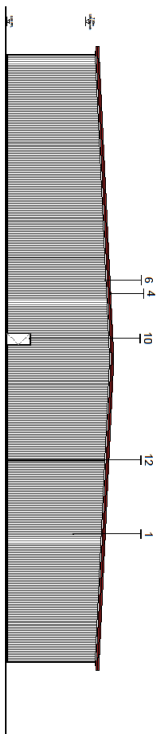
01 North Elevation
1:200 @ A1



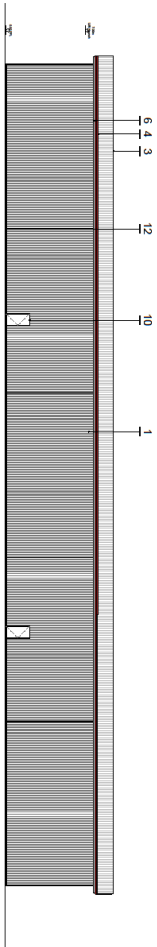
02 West Elevation
1:200 @ A1



03 South Elevation
1:200 @ A1



04 East Elevation
1:200 @ A1



Material Key

1. Wall Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
2. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
3. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
4. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
5. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
6. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
7. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
8. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
9. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
10. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
11. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00
12. Roof Cladding: Horizontal profiled metal cladding, light blue color, RAL 5005-00

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hale
ARCHITECTURE

Architectural Group, London, SE1 7AP
Bingley Road, Hoddeston

Unit 2 Elevations

22054
1:200 1/400
P1009
G

