

TAVIS HOUSE BUSINESS CENTRE HODDES DON

AVAILABLE Q1 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 Q1 2024.

ACCOMMODATION

UNIT	SQ FT
UNIT 1	
WAREHOUSE	19,000
OFFICE	3,000
TOTAL (GEA)	22,000
UNIT 2	
WAREHOUSE	40,200
OFFICE	4,100
TOTAL (GEA)	44,300
UNIT 3	
WAREHOUSE	9,500
OFFICE	1,700
TOTAL (GEA)	11,200
UNIT 4	
WAREHOUSE	2,750
OFFICE	950
TOTAL (GEA)	3,700

UNDER OFFER



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



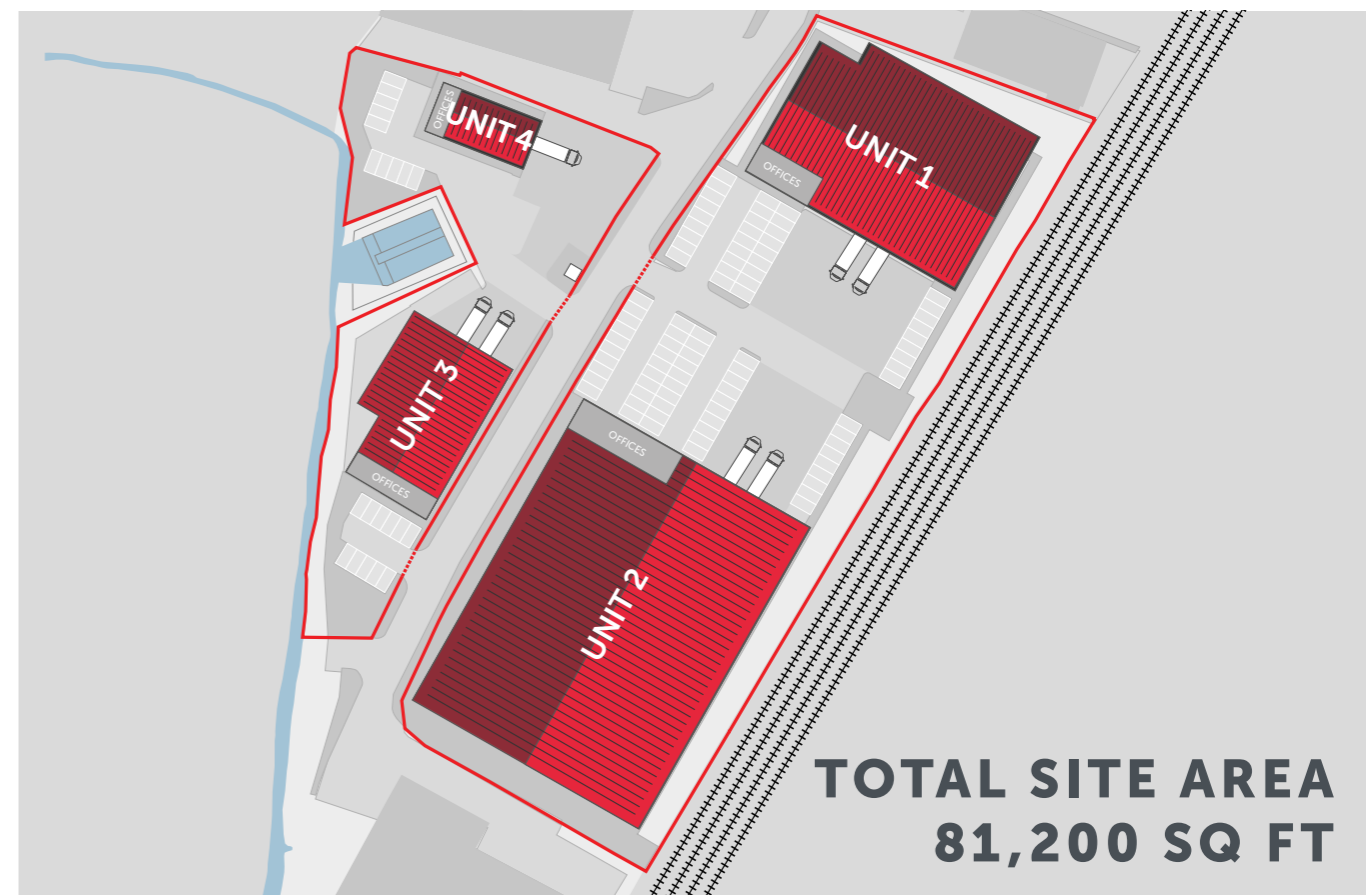
Maximum Eaves Height 10m



Target EPC Grade A



Materials Selection to Achieve Green Guide Rating A



**TOTAL SITE AREA
81,200 SQ FT**

