

**UNIT 1, TAVIS HOUSE BUSINESS CENTRE,  
BINGLEY ROAD, HODDESDON, EN11 0BU**



**BRAND NEW BUILD  
INDUSTRIAL WAREHOUSE BUILDING**

**22,000 SQ FT**

**FOR SALE/TO LET**

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**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:**

**A brand new build industrial warehousing unit**

**Fully detached**

**22,000 sq ft**

**Strategic A10/A414/M25 location**

**Programmed for December 2023 delivery**

**8m/26ft eaves**

**200 kva power**

**Palisade fenced/gated yards**

**BREEAM excellent**

**For sale/to let**



**DESCRIPTION:**

Unit 1 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	-	19,000 sq ft
Office	-	3,000 sq ft
<b>Total</b>	-	<b>22,000 sq ft GEA</b>

All floor areas and dimensions are approximate.

- \* Minimum 26m loading yard
- \* Car parking areas
- \* B1, B2 and B8 use
- \* BREEAM excellent
- \* Target EPC grade A
- \* 8m/26ft eaves
- \* 50 kN/m sq floor loading
- \* 2 loading positions
- \* 200 kva power supply
- \* 26m yard



**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.

**C4749.1**

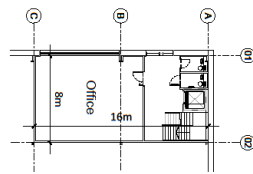
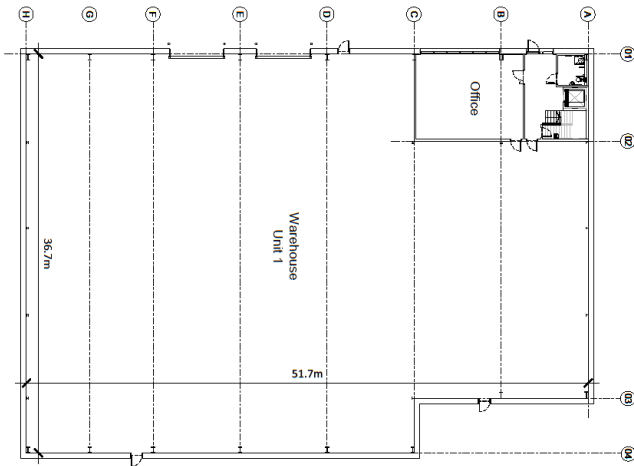
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<p>Architect Paul Wallace</p>	
<p>Scale 1:200 / 1:400</p>	
<p>Project Unit 1 - Ground and First Floor</p>	
<p>Client LAVIS HOUSE</p>	
<p>Address Bingley Road, Huddersfield</p>	
<p>Company Name Unit 1 - Ground and First Floor</p>	
<p>Project No 23054</p>	
<p>Drawing No P1004</p>	

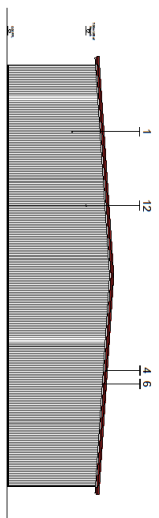
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B	16.00	8.00	128.00
C	16.00	8.00	128.00
D	16.00	8.00	128.00
E	16.00	8.00	128.00
F	16.00	8.00	128.00
G	16.00	8.00	128.00
H	16.00	8.00	128.00

SCALE  
1:200 / 1:400

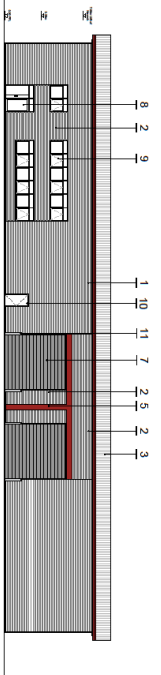
DATE  
12/12/2014

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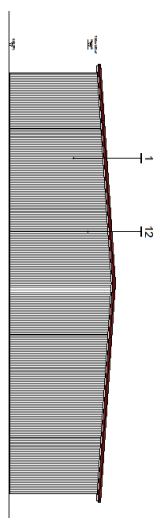
**01 East Elevation**  
1:200 @ A1



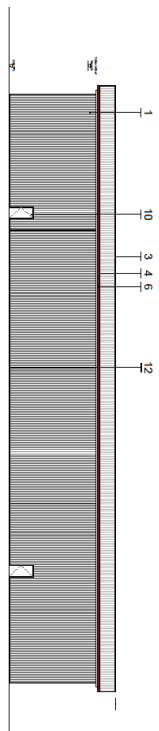
**02 South Elevation**  
1:200 @ A1



**03 West Elevation**  
1:200 @ A1



**04 North Elevation**  
1:200 @ A1



**Material Key**

1. Flat Slab: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
2. Wall: 100mm Reinforced Concrete Block, 100mm Reinforced Concrete Block, 100mm Reinforced Concrete Block
3. Roof: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
4. Floor: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
5. First Floor: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
6. Second Floor: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
7. Landing: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
8. Staircase: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
9. Window: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
10. External Wall: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
11. External Wall: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab
12. First Floor: 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab, 100mm Reinforced Concrete Slab

Code	Description	Material	Quantity
1	External Wall	100mm Reinforced Concrete Slab	100
2	Internal Wall	100mm Reinforced Concrete Slab	100
3	Floor	100mm Reinforced Concrete Slab	100
4	Roof	100mm Reinforced Concrete Slab	100
5	Staircase	100mm Reinforced Concrete Slab	100
6	Landing	100mm Reinforced Concrete Slab	100
7	Window	100mm Reinforced Concrete Slab	100
8	External Wall	100mm Reinforced Concrete Slab	100
9	Internal Wall	100mm Reinforced Concrete Slab	100
10	Floor	100mm Reinforced Concrete Slab	100
11	Roof	100mm Reinforced Concrete Slab	100
12	Staircase	100mm Reinforced Concrete Slab	100
13	Landing	100mm Reinforced Concrete Slab	100
14	Window	100mm Reinforced Concrete Slab	100
15	External Wall	100mm Reinforced Concrete Slab	100
16	Internal Wall	100mm Reinforced Concrete Slab	100
17	Floor	100mm Reinforced Concrete Slab	100
18	Roof	100mm Reinforced Concrete Slab	100
19	Staircase	100mm Reinforced Concrete Slab	100
20	Landing	100mm Reinforced Concrete Slab	100
21	Window	100mm Reinforced Concrete Slab	100
22	External Wall	100mm Reinforced Concrete Slab	100
23	Internal Wall	100mm Reinforced Concrete Slab	100
24	Floor	100mm Reinforced Concrete Slab	100
25	Roof	100mm Reinforced Concrete Slab	100
26	Staircase	100mm Reinforced Concrete Slab	100
27	Landing	100mm Reinforced Concrete Slab	100
28	Window	100mm Reinforced Concrete Slab	100
29	External Wall	100mm Reinforced Concrete Slab	100
30	Internal Wall	100mm Reinforced Concrete Slab	100
31	Floor	100mm Reinforced Concrete Slab	100
32	Roof	100mm Reinforced Concrete Slab	100
33	Staircase	100mm Reinforced Concrete Slab	100
34	Landing	100mm Reinforced Concrete Slab	100
35	Window	100mm Reinforced Concrete Slab	100
36	External Wall	100mm Reinforced Concrete Slab	100
37	Internal Wall	100mm Reinforced Concrete Slab	100
38	Floor	100mm Reinforced Concrete Slab	100
39	Roof	100mm Reinforced Concrete Slab	100
40	Staircase	100mm Reinforced Concrete Slab	100

**SCALE**  
0 5 10m

**CLIENT**  
hale

**ARCHITECTURE**  
LAVIS HOUSE

**PROJECT**  
Bingley Road, Huddersfield

**COMING UP**  
UNIT 1 Elevations

**DATE**  
22/05/24

**SCALE**  
1:200V 1:400

**STATUS**  
G

**PROJECT NO.**  
P1008

