

**UNIT 3, TAVIS HOUSE BUSINESS CENTRE,  
BINGLEY ROAD, HODDESDON, EN11 0BU**



**BRAND NEW BUILD  
INDUSTRIAL WAREHOUSE BUILDING**

**11,200 SQ FT ON 0.72 ACRE SITE**

**8M/24FT EAVES**

**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**

**11,200 sq ft on 0.72 acres representing a low 36% site cover**

**Strategic A10/A414/M25 location**

**Programmed for January 2024 delivery**

**8m/24ft eaves**

**BREEAM excellent**

**For sale/to let**

**DESCRIPTION:**

Unit 3 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.

The office element is to one end of the building overlooking the car park whilst the loading is to the norther end of the building through a dedicated yard area.

Warehouse	-	9,500 sq ft
Office	-	1,700 sq ft
<b>Total</b>	-	<b>11,200 sq ft</b>
<b>Total site area</b>	-	<b>0.72 acres</b>

All floor areas and dimensions are approximate.

- \* Separate car parking area
- \* B1, B2 and B8 use
- \* BREEAM excellent
- \* Target EPC grade A
- \* 8m eaves
- \* 50 kN/m sq floor loading
- \* 2 loading points
- \* Palisade fenced/gated yard

<b>TERMS:</b>	To let/for sale.
<b>RENT/PRICE:</b>	Upon request.
<b>EPC:</b>	TBA.
<b>VAT:</b>	Applicable.
<b>SERVICE CHARGE:</b>	TBA.
<b>RATEABLE VALUE:</b>	TBA.
<b>LEGAL COSTS:</b>	Each party are to be responsible for their own legal costs.
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

**C4749.3**

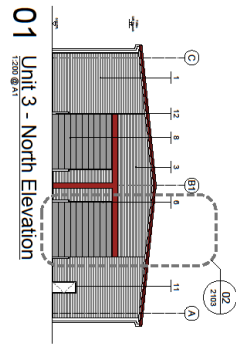
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#### MISREPRESENTATION ACT

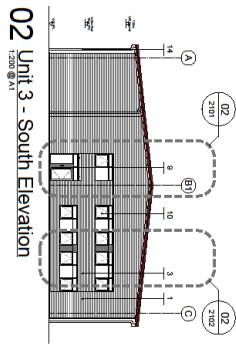
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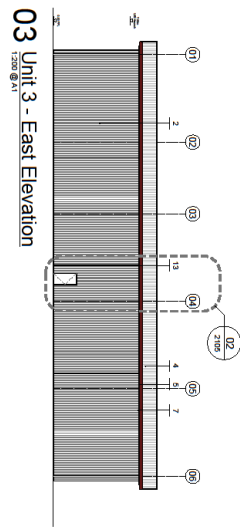




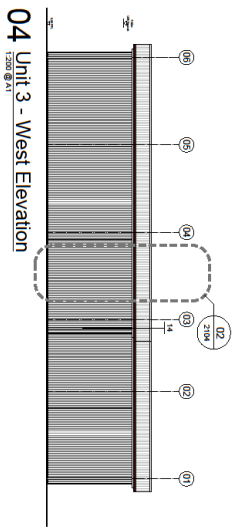
01 Unit 3 - North Elevation  
1:200 @ A1



02 Unit 3 - South Elevation  
1:200 @ A1



03 Unit 3 - East Elevation  
1:200 @ A1



04 Unit 3 - West Elevation  
1:200 @ A1

- Customer: [redacted]  
Project Name: [redacted]
- Materials Key**
1. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  2. Wall Cladding: Vertical profiled metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  3. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  4. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  5. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  6. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  7. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  8. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  9. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  10. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  11. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  12. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  13. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).
  14. Wall Cladding: Immature painted metal cladding type 1400. 2000mm x 1000mm. Colour: RAL 9005 (Black).

NO.	REVISION	DATE	BY	CHKD.	APP.
11	Final Issue	23.03.23	SR	SR	SR
10	Issue	23.03.23	SR	SR	SR
9	Issue	23.03.23	SR	SR	SR
8	Issue	23.03.23	SR	SR	SR
7	Issue	23.03.23	SR	SR	SR
6	Issue	23.03.23	SR	SR	SR
5	Issue	23.03.23	SR	SR	SR
4	Issue	23.03.23	SR	SR	SR
3	Issue	23.03.23	SR	SR	SR
2	Issue	23.03.23	SR	SR	SR
1	Issue	23.03.23	SR	SR	SR

**LAVIS HOUSE**

**hale**  
ARCHITECTURE DESIGN MANAGEMENT  
205 LAWRENCE STREET, COVENTRY, CV4 7LP

Project: [redacted]  
Site: [redacted]  
Unit 3 GA Elevations

Project No: [redacted]  
Drawing No: [redacted]  
Scale: 1:200 @ A1  
Date: 22/05/24 - 1033  
Sheet: 11