david charles
property consultants

TO LET / FOR SALE

12 Station Close

Potters Bar, EN6 1TL

Recently refurbished warehouse and office building available with freehold or by way of a new lease

2,496 sq ft
(231.89 sq m)

- Recently Refurbished
- Parking Available
- 8' x 8' Barn Door Warehouse Access
- Kitchenette & W/C Facilites
- LED Lighting
- Air-Conditioned & Heated
- Potters Bar Station (0.2 Miles)

12 Station Close, Potters Bar, EN6 1TL

Summary

Available Size	2,496 sq ft
Rent	£42,000 per annum
Price	£850,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

A mixed use light industrial property comprising of a large rear warehouse and 2 office rooms on the ground floor and an open plan office and kitchenette on the first floor.

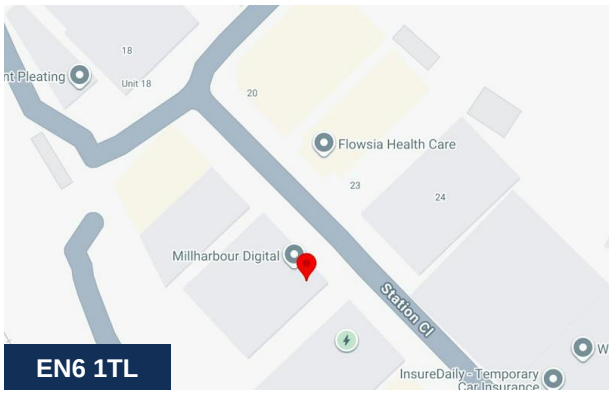
Location

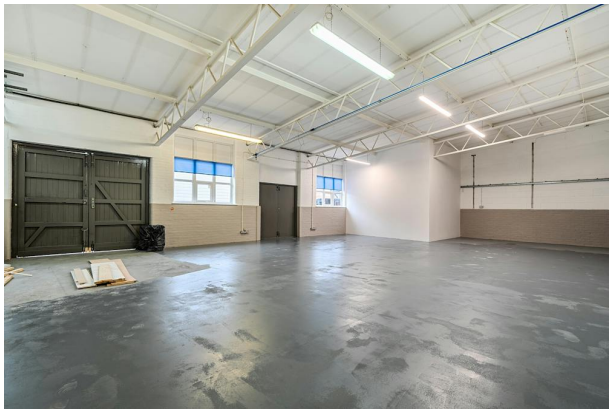
Located within walking distance of Potters Bar town centre, offering strong links to Central London via Potters Bar Railway Station and access to local amenities. The property is less than 2 miles from the M25 and 3 miles from the A1.

Terms

The premises are available by way of a new lease for a term by arrangement at a rent of £50,000.00 per annum exclusive.

The freehold interest in the building is available for a price in the region of £850,000.00 subject to the lease of the Unit 1 (small unit to rear of 12 Station Close) which is for a term of 2 years from 04 July 2025 to expire 03 July 2027 at a rent of £8,400.00 per annum. The lease is outside the Landlord & Tenant Act 1954 part II.





Viewing & Further Information

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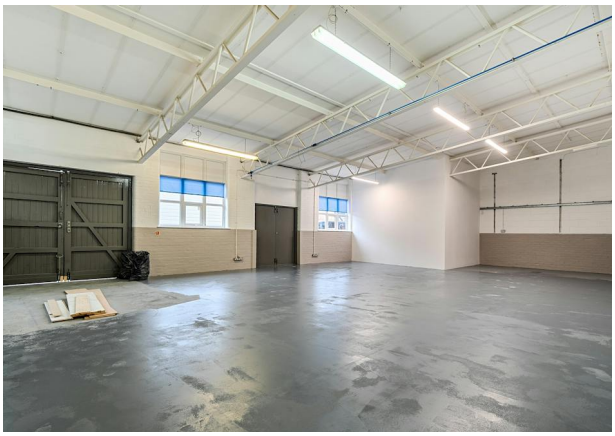
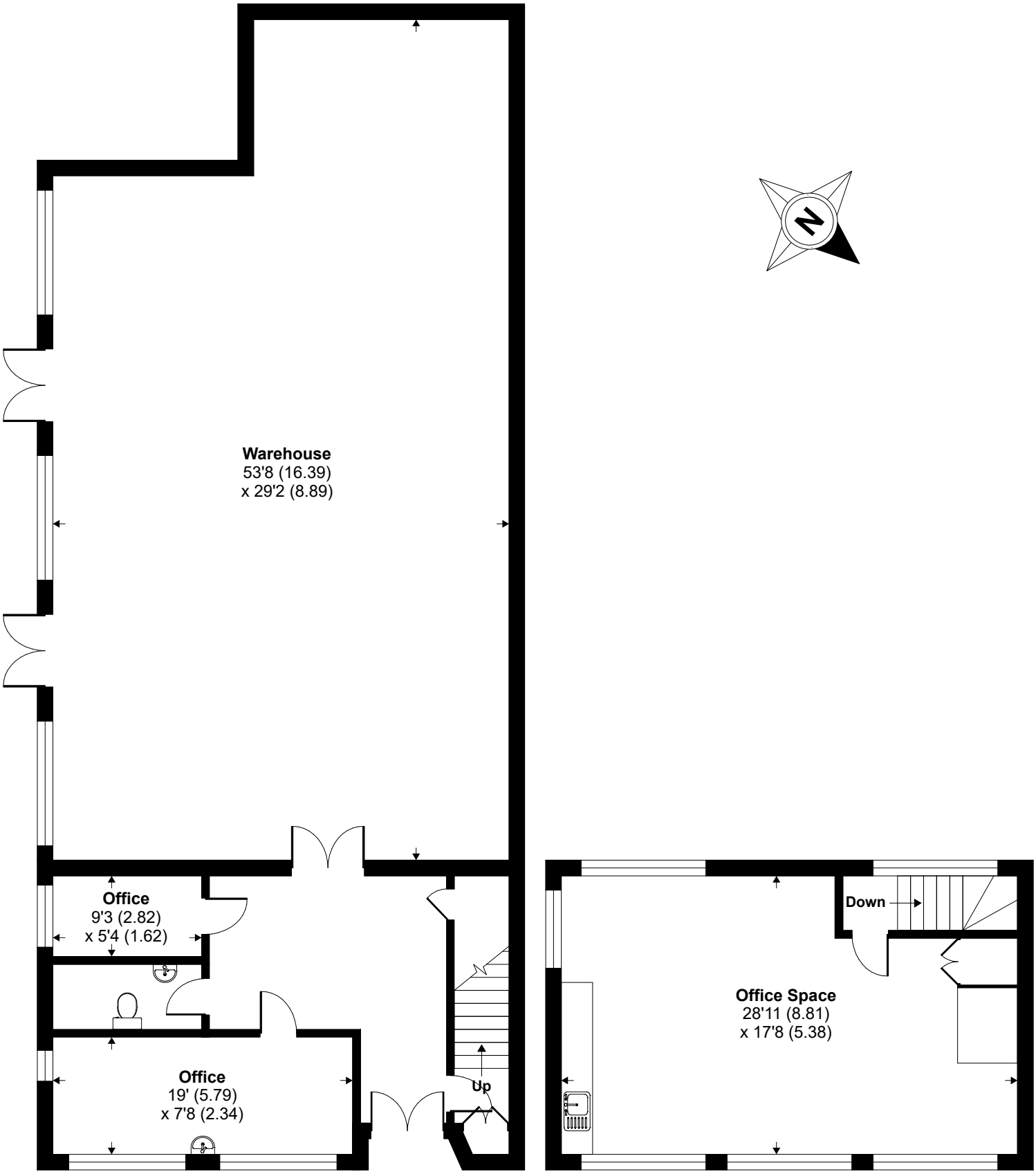


Station Close, Potters Bar, EN6

Approximate Area = 2496 sq ft / 231.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for David Charles Property Consultants. REF: 1369806

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