Davies
01707 274237

Potters Bar
Office
TO LET



A VARIETY OF DIFFERENT SIZE OFFICE ROOMS LOCATED BEHIND ICONIC ART DECO STYLE BUILDING IN A PROMINENT LOCATION

109 - 692 SQ FT

Rent: £15.00 per sq ft per annum

The Business Centre
Brookmans Business Park
Brookmans Park
Potters Bar
Hertfordshire
AL9 6NE

- Available for immediate occupation
- 3 miles Junction 24 M25 (Potters Bar)
- A variety of sizes and combinations
- Allocated car parking
- Onsite security

Ref 5765 O74-8 (B)

THE BUSINESS CENTRE, BROOKMANS BUSINESS PARK, BROOKMANS PARK, POTTERS BAR, HERTFORDSHIRE, AL9 6NE

LOCATION

Brookmans Park is an attractive area located between Potters Bar and Hatfield on the A1000 Great North Road 3 miles from Junction 24 of the M25. There is also easy access to Junction 2 of the A1(M) and Junction 24 of the M25 (South Mimms)

Brookmans Park station is less than 2 miles away offers a fast electrified service to London Kings Cross.

ACCOMMODATION

Located in an iconic art deco-style building Brookmans Business Park offers a unique blend of historic architecture, modern office and industrial facilities, and a variety of storage solutions.

A variety of different size office and storage rooms are available from 109 SQ FT

The Business Centre at Brookmans Business Park is a prominent and impressive art deco-style office facing the Great North Road behind a private driveway.

The available accommodation comprises a range of rooms accommodated on the ground and first floor at the rear in a variety of sizes and combinations of a utility nature.

FLOOR AREAS (approx. NIA)	Sq Ft
Storage- GF Rm: 27	109
Storage- GF Rm: 28	109
Offices- FF Rm: 79	427
Office/ Store-FF RM:48	692
TOTAL	692

TERMS

Available to let on a new lease for a flexible term to be agreed. Rent from £15 per sq ft.

In addition to the rent the new occupier will also be responsible for the payment of business rates, building insurance and building service charge.

BUSINESS RATES

To be separately assessed. Rates will not be payable on the smaller suites.

OTHER INFORMATION

Energy Performance Certificate: Category C(73)





Strictly by prior appointment with Davies & Co on 01707 274237.

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.