Davies
01707 274237

Potters Bar
Office
TO LET



SELF CONTAINED OFFICE / BUSINESS UNIT
2,897 SQ FT

Rent: £69,950 p.a.

23 Station Close
Potters Bar
Hertfordshire
EN6 1TL

- High specification office fit out
- Air-conditioning
- Next to Railway and Bus Station
- Town Centre location
- Excellent access to M25 (J24)

Ref I35-14 / O36-12

23 STATION CLOSE, POTTERS BAR, HERTFORDSHIRE, EN6 1TL

LOCATION
Potters Bar is a very popular commercial location situated just beyond north London next to junction 24 of the M25. The A1(M) skirts the west side of the town to which it is connected at Junction 23.

Potters Bar station provides a fast-frequent service to London Kings Cross and is very close.

It is next to the main separate shopping areas with an extensive range of day to day facilities.

As the road name indicates it is in a highly convenient central location very close to Potters Bar Station and is extremely convenient for banks and shops etc.

It comprises of a range of detached and semi-detached light industrial/warehouse buildings around a single central roadway.

ACCOMMODATION
A self-contained, two-storey office/business unit finished to a high standard of fit-out throughout.

The ground floor comprises a combination of open-plan office accommodation and partitioned meeting rooms, with a reception area at the front of the property.

There is a high-specification kitchen with a breakout area located adjacent to the reception.

The first floor provides additional office accommodation, including a single partitioned meeting room/office.

The roof has recently been replaced by the owner, and the property further benefits from air conditioning and LED lighting throughout.

To the right-hand side of the property is a service road, with potential to reinstate a loading door to the side elevation.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	2,246
First Floor	651
TOTAL	2,897
Car Parking Spaces	2

TERMS
Available on a new lease for a term to be agreed. Rent £69,950 per annum.

Rent and other property outgoings are subject to VAT.

SERVICE CHARGE
There is a small estate service charge for the external common parts. The roadway outside the property is not publicly adopted.

BUSINESS RATES
Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £41,750.

Rates payable 43.2% for the y/e 31/03/2027.

EPC
B (45)





For further information please contact 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.

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