Davies

01707 274237

Barnet
Industrial
FOR SALE

DETACHED WAREHOUSE WITH GATED YARD
5,521 SQ FT

Price: £1,700,000 No VAT

32 Henry Road
Barnet
Hertfordshire
EN4 8BD

- Eaves height approx. 7m
- Two-storey office accommodation
- Additional 1,225 sq ft mezzanine storage
- On-site parking for 8 vehicles (with double parking potential)
- Established commercial location close to New Barnet Station
- Article 4 Direction - no residential permitted

Ref I72-10

32 HENRY ROAD, BARNET, HERTFORDSHIRE, EN4 8BD

LOCATION
Henry Road is a well established commercial location in East Barnet within the London Borough of Barnet.

The area benefits from good access via East Barnet Road (A110), providing links to Barnet town centre, the A1000 and onward to Junction 24 of the M25 at Potters Bar, offering strong connectivity across North London and the wider motorway network.

The surrounding area comprises a mix of industrial, warehouse and trade counter uses, with nearby residential districts supporting a readily available local workforce. New Barnet Station is also close by, providing regular rail services into central London.

ACCOMMODATION
A detached, portal frame warehouse building with a two-storey office section to the front. The office accommodation includes ground floor male and female WC facilities and a kitchen at first floor level. Both floors benefit from air conditioning and recessed LED lighting.

The warehouse / workshop is arranged in two sections, one providing full-height space and a side extension incorporating a steel-framed mezzanine with timber flooring, offering additional flexible storage or workspace. The warehouse benefits from high bay lighting, gas heating and an electric loading door, with an eaves height of approx. 7m.

A particular feature of the property is its position within a gated and secure site, providing front forecourt parking for 8 vehicles, with potential for double parking if required.

The property is situated in an established commercial area. Henry Road is also subject to an Article 4 Direction and is therefore not considered possible for residential conversion.

The property is currently owner-occupied and is now surplus to requirements, offering an opportunity for an incoming occupier or investor.

The first floor mezzanine extends to 1,225 Sq Ft.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	4,339
First Floor Offices	1,182
TOTAL	5,521

TERMS
Available for sale freehold with vacant possession at an early date to be agreed. Guide price £1,700,000.

The property is not elected for VAT.

BUSINESS RATES
Please see the Valuation Office Agency Website (www.voa.gov.uk). There are currently two indicated separate assessments of £41,750 and £17,000.

Rates payable 43.2% for the full year ending 31/03/2027.

EPC
To be provided shortly.

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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