Davies Hiller
01707 274237

Potters Bar
Office
FOR SALE



MODERN HYBRID OFFICE BUILDING WITH UNDERCROFT PARKING
5,224 SQ FT

Price: £1,900,000 + VAT

28 Station Close
Potters Bar
Hertfordshire
EN6 1TL

- Dedicated Onsite Parking
- Modern Fitted Offices
- Dedicated External Area to Rear
- Passenger Lift
- Close to the Train and Bus Stations

Ref O25-13

28 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 throughout.

The ground floor provides a combination of open-plan office accommodation and partitioned meeting rooms, together with an attractive reception area accessed directly from Station Close.

Adjacent to the reception is a high-specification kitchen with a dedicated breakout area, together with a passenger lift serving the first floor.

The first floor offers further office accommodation, incorporating a number of partitioned meeting rooms, making the property well suited to a variety of business occupiers.

The accommodation benefits throughout from air conditioning and LED lighting.

Unlike most other properties on the road, 28 Station Close benefits from its own dedicated parking area, comprising an undercroft together with additional parking to the rear.

The undercroft extends to approx 1,800 sq ft and offers excellent flexibility. Subject to any necessary consents, it could be repurposed to provide warehouse / storage accommodation or additional office space, presenting a rare opportunity to adapt the building to suit a range of operational requirements.

FLOOR AREAS (approx. NIA)	Sq Ft
Ground Floor Offices	2,466
First Floor Offices	2,758
TOTAL	5,224
Car Parking Spaces	15

TERMS
For sale freehold.

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 £125,000

Rates payable approx. 48% for the y/e 31/3/2027.

EPC
TBC





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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