



SELF CONTAINED OFFICE SUITE
821 SQ FT (NIA) APPROX.

Rent: £15,000 p.a.

Harvest House
Cranborne Industrial Estate
Cranborne Road
Potters Bar
Hertfordshire
EN6 3JF

- Prominent position
- Flexible Lease
- Onsite parking
- To be newly decorated and carpeted

LOCATION

Potters Bar occupies a superb location adjoining Junctions 23 and 24 of the M25 with easy links to the A1M and M1 just 15 miles of North of Central London.

Potters Bar Station provides a fast service to London Kings Cross and the town provides a full range of shopping recreational and restaurant facilities.

The property is located on the Cranbourne Commercial Estate which is the west side of town which offers a particularly convenient link direct to the M25 at South Mims.

ACCOMMODATION

Harvest House is an impressive building, prominently located at the entrance to the commercial area.

The building provides office accommodation over the ground, first and second floors, together with a rear warehouse building. The landlord occupies the entire second floor and warehouse.

The main entrance is centrally positioned at the front of the building and is accessed via a small flight of external steps, leading to the office space on the ground, first and second floors.

The available accommodation comprises a ground floor office suite with its own tea point and WC facilities. It is to be refreshed with new decorations and carpets following expiry of the current tenant's lease in November.

The demise includes 3 allocated parking spaces.

FLOOR AREAS (approx. NIA)	Sq Ft
TOTAL	821
Car Parking Spaces	3

TERMS

Available on a new flexible lease for a term to be agreed. Rent £15,000 per annum.

Rent and other property outgoings are subject to VAT.

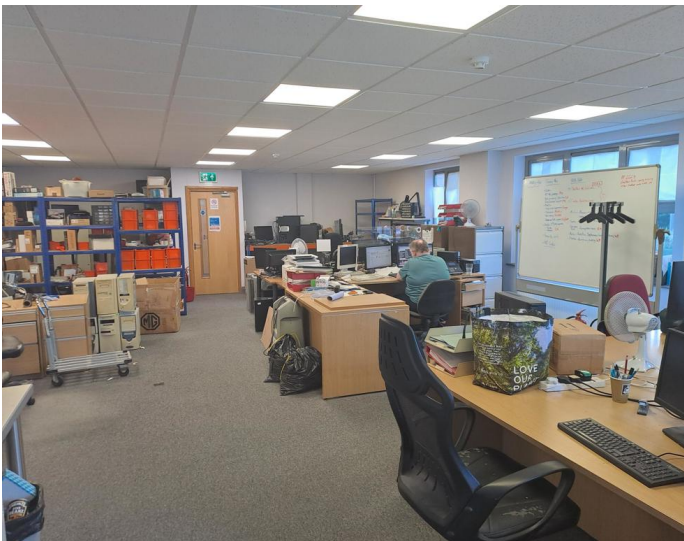
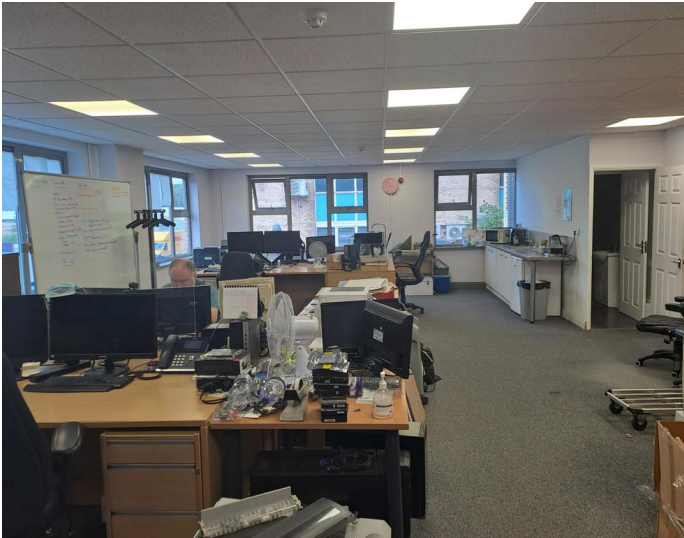
BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £13,250.

Rates payable approx. 43.2% for the y/e 31/3/2027. However, the respective occupier may be eligible for Small Business Rate Relief, subject to meeting the relevant qualifying criteria.

EPC

To be provided shortly.



For further information / viewing please contact Davies Hiller on 01707 274237

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