



**AITCHISON  
RAFFETY**



- 1st floor self-contained offices
- Trunking with Cat V data cabling
- Excellent natural light
- 4 Parking spaces
- Suspended ceiling with inset Cat II lighting
- Kitchen & WCs
- Door entry and security alarm system
- 2 miles from M25 (Junction 23a)

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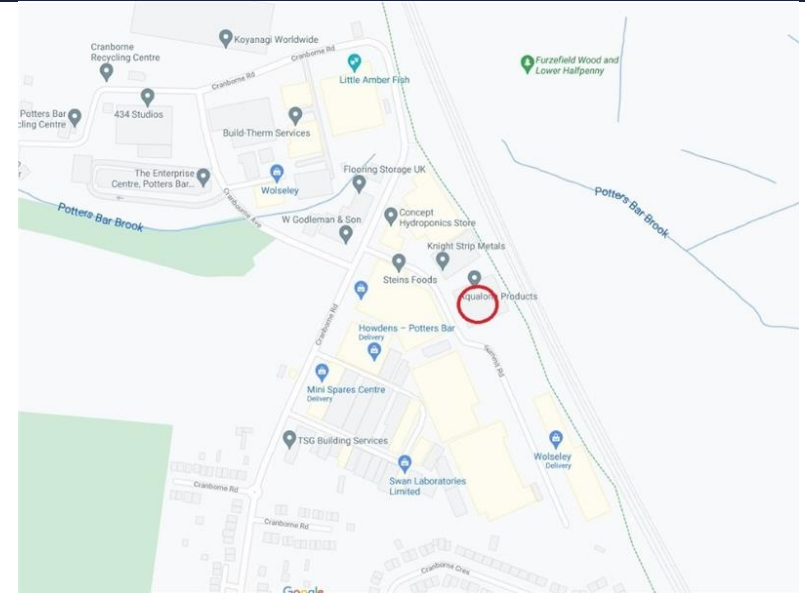
**Unit 6 Knuway House, 5 Cranborne Road, Potters Bar, EN6 3JN**

**Self-Contained Offices**

**Approx. 1,149 Sq Ft (106.74 Sq M)**

**For Sale/  
To Let**

# Unit 6 Knuway House, 5 Cranborne Road, Potters Bar, EN6 3JN



## Description

Self contained first floor office suite in this two storey mixed use building fronting onto Cranborne Road. The offices are currently split into a number of rooms but the partitioning can be removed to create a large open plan area with two separate offices. The offices have excellent natural light and their own kitchen and WCs. There are four parking spaces in the rear car park.

## Location

Situated on Cranborne Road approximately 1 mile from Potters Bar town centre and mainline train station:  
 M25 (Junction 22 & 23a) 2.0 Miles  
 A1(M) (Junction 1) 2.0 Miles  
 M1(Junction 6a) 9.2 Miles  
 A10 7.6 Miles

## Floor Area

First Floor	1,149 Sq Ft	106.74 Sq M
<b>Total</b>	<b>1,149 Sq Ft</b>	<b>106.74 Sq M</b>

## Price/Rent

£260,000 /£23,000 per annum exclusive

## Terms

The property is owned by way of a long lease with 985 years remaining at a peppercorn rent. The sale price is £260,000 plus VAT.

## Business Rates

From enquiries we understand that the rateable value will be £14,750 with rates payable in the order of £9,922.50 (2023/24)

## VAT

All quoted prices are subject to VAT

## Energy Performance Rating

Band D - 91

**Viewings**  
 Strictly by appointment via  
 the sole agents.  
 01727 843232  
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**RICS**

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 We invest in people Silver



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