

32/34 Station Close Potters Bar EN6 1TL

To Let

Ground Floor Light Industrial Premises

4,000 Sq Ft (GIA) Approx.

- Side Loading and Parking
- Close to the Station, Town Centre and M25



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Part Ground Floor

32/34 Station Close

Potters Bar, 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.

DESCRIPTION

The property forms part of a detached industrial building situated at the entrance of the estate in a highly accessible location close to the Sainsburys superstore and Potters Bar Station.

The available accommodation comprises a light industrial workshop area with side delivery access at the rear and front office where there is pedestrian access.

The warehouse has a minimum height of 2.75m and served with lighting, kitchen and toilet accommodation.

It provides clear flexible place suitable for a range of uses.

APPROX. (GIA) FLOOR AREAS

Main Production Area	3,407 Sq Ft
Front office	<u>593 Sq Ft</u>
Total	4,000 Sq Ft

CAR PARKING

4 allocated parking spaces.

LEASE TERMS

The property is available to let on a new flexible lease for a term to be agreed.

Rent £45,000 per annum plus VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated £28,750.

Rates payable 49.9% for the y/e 31/3/2025

AVAILABILITY

Immediate following completion of legal formalities.

INSPECTION

For further information please contact Davies & Co on 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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-1st-ediction.

Energy Performance Certificate: D (98)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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