

Potters Bar

Unit 12 Devonshire Business Centre
Cranborne Road, EN6 3JR

To Let

High-Quality 2-Storey Business Unit

4,862 Sq Ft (GIA) Approx.

- Ground Floor Storage / Workshop
- Fully Fitted Air-Conditioned First Floor Offices



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Unit 12 Devonshire Business Centre Cranborne Road, Potters Bar EN6 3JR

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 to which there is a pedestrian link provides a fast service to London Kings Cross / St Pancras and the town provides a full range of shopping recreational and restaurant facilities.

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

DESCRIPTION

A high-quality modern terraced office / warehouse / workshop that forms part of a small modern development.

It has an attractive design with a front-loading door, lorry servicing and good parking.

The first floor that extends the length of the property provides fully fitted air-conditioned offices with a kitchen, ladies and gents' WCs at the front and storage space at the rear.

The warehouse / workshop area on the ground floor has a separate visitor's entrance with a single toilet and kitchen accommodation. It is extensively serviced and has a number of fittings including dust extraction which can be retained or removed (as required). The space is clear and flexible containing only 3 central supporting columns.

The headroom to the underside of the first-floor measures approx. 3.5m.

There is an impressive main staircase to the first-floor offices whilst the storage section can be accessed from a separate wide staircase at the rear.

APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	2,464 Sq Ft
First Floor Offices	1,404 Sq Ft
Mezzanine Store/showroom	994 Sq Ft
Total	4,862 Sq Ft

CAR PARKING

7 allocated spaces plus use of 5 communal spaces.

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £75,000 per annum.

VAT is payable on the rent.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31/3/23 £34,750. From 1/4/23 £58,500. Amount payable £51.2% p.a. subject to phasing.

AVAILABILITY

At an early date to be agreed.

INSPECTION DETAILS

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.

Energy Performance Certificate: Not yet available.

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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