

Potters Bar

Unit 12 Devonshire Business Centre
Cranborne Road, EN6 3JR

To Let

Ground Floor Warehouse / Workshop Unit

2,464 Sq Ft (GIA) Approx.

4 parking spaces



D8821
I22-9 (VB)

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 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 warehouse / workshop that forms part of a small modern development.

The available accommodation comprises the ground floor warehouse / workshop that is currently surplus to the landlords' own requirements who occupy the first floor.

The ground floor is served with a single toilet and kitchen and 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.

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

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

APPROX. (GROSS INTERNAL) FLOOR AREA

2,464 Sq Ft

CAR PARKING

4 allocated spaces plus use of 5 communal spaces.

TERMS

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

Rent £50,000 per annum plus VAT.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). To be separately assessed.

AVAILABILITY

Immediate following completion of legal formalities.

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.

EPC: 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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