

Potters Bar

Unit 10 Devonshire Business Centre
Cranborne Road, EN6 3JR

To Let

High-Quality 2-Storey Business Unit

4,200 Sq Ft (GIA) Approx.

- Reduced Rent for the First 12 Months
- Ground Floor Storage / Workshop
- First Floor Mezzanine Storage and Offices
- Second Floor Further Mezzanine Storage





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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 full span of the property and contains a kitchenette and toilets.

The warehouse / workshop area on the ground floor has a separate visitor's entrance with a single toilet.

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	1,766 Sq Ft
First Floor Mezz incl Offices	1,595 Sq Ft
Second Floor Mezz	<u>685 Sq Ft</u>
Total	4,218 Sq Ft

CAR PARKING

6 allocated spaces plus use of 3 communal spaces.

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £36,000 for the first year then £45,000 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 £24,000. From 1/4/23 £40,500. 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: C-63

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.