

# Potters Bar Town Centre

(Close to J25 M25)

## Freehold Office Building Built 1992

**5,120 Sq Ft (Net) Offices Approx. Plus 1,100 Sq Ft Storage**

- Attractive period style
- Prestige entrance
- Open plan floors
- Male and female toilets on each floor
- Raised floors for cabling
- Concrete floors
- Lift
- Gated parking for 13 cars

Needs internal upgrade. Residential use refused.



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# 4-6 Barnet Road, Potters Bar EN6 2QS

(vehicular access from Southgate Road)

## POTTERS BAR

Potters Bar is a highly strategic and attractive location in the centre of the northern section of the M25.

It immediately adjoins Junction 24 and is close to the A1M at Junction 23 (South Mimms). It provides convenient access into North London via the A111 to Cockfosters and the A106 to Barnet.

Potters Bar has a fast electrified service to London Kings Cross / St Pancras (journey time approximately 15 minutes) with underground links at Finsbury Park to the Victoria and Piccadilly Lines.

The Northern Line terminates at New Barnet and the Victoria Line at Cockfosters.

## LOCATION

Vehicular access is from Southgate Road heading to the M25 Junction. The property fronts on to Barnet Road.

This is part of the High Street central area and is a short walk from the major Tesco superstore. The station is approximately 10 minutes walk in Darkes Lane.

## DESCRIPTION

Built in a classic Georgian style but in 1992 with concrete floors it provides four efficient open-plan levels. The third floor is used for archive storage and the others fully fitted as offices.

The building has a fine feature stone portico style front entrance.

The car park is located at the rear which is gated and provides spaces for 13 cars.

The accommodation is arranged around a central staircase and lift core with male and female toilets on each floor. The lift does not go the third floor.

The offices have raised access floors and gas fired central heating. There are tea points on the ground and first floor and a range of partitioning. The offices are in need of refurbishment.

## APPROXIMATE FLOOR AREAS

	Net Internal	Gross Internal
Ground floor	1,552 sq ft	2,239 sq ft
First floor	1,798 sq ft	2,239 sq ft
Second floor	1,770 sq ft	2,239 sq ft
Third floor / storage	<u>1,100</u> sq ft	<u>1,312</u> sq ft
<b>Total</b>	<b>6,220 sq ft</b>	<b>8,029 sq ft</b>

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £66,500. Amount payable 51.2% p.a. up to 31/03/2022.

## TERMS

In addition to offices it is considered that the property has potential for a wide range of uses within the new flexible use Class E category that came into effect on 1 September 2020.

Guide Price £1.85m + VAT.

## AVAILABILITY

The property is available for sale immediately with vacant possession.

## INSPECTION

For further information please contact joint agents Duncan Perry, Duncan Perry & Co on 01707 655466 or Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) at Davies & Co or 01707 274237.

## NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified).

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month.

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-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Category C (65)

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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