

South Mimms (Potters Bar)

EN6 3NE - Close to J1(A1(M)) and J23 (M25)

To Let – Staff Sensitive

Superb Transport / Contractors Yard

0.45 Acres (19,500 sqft) Approx.

- Excellent location next to A1(M) and M25
- Full security fencing and gated compound
- Flood lighting
- Main industrial estate location



Compound 4

Rear of Deards House South Mimms EN6 3NE

LOCATION

South Mimms occupies a highly accessible location in the north sector of the M25.

This main industrial estate is immediately adjacent to J1 of the A1(M) and J23 M25.

In addition, the A414 dual carriageway provides a fast link to the M1 at J6 & 7 and the M11.

The towns of Potters Bar, Borehamwood, St Albans and Hatfield are all close by.

<https://maps.app.goo.gl/C6wDD9wrUHQs9Xof6>

DESCRIPTION

The site occupies a prominent position just behind Deards House and benefits from a wide open access road suitable for HGVs.

It is a fully finished yard last used as a bus depot.

Features include: -

- Entrance gates
- Full palisade security fencing
- Heavy duty concrete yard surface
- Electricity and water supply
- 24/7 access
- Floodlighting across the whole compound
- Very close proximity to South Mimms services with hospitality facilities.

APPROX. (GIA) SITE AREA

0.45 acres / 19,500 sqft.

LEASE

The site is to be let on a new lease for a term to be agreed. Rent £97,500 p.a.

The site is elected for VAT

There is no estate or service charge.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment but to be confirmed at £32,000. Rates payable 51.2% for the y/e 31/3/2025.

AVAILABILITY

At an early date to be agreed subject to completion of legal formalities.

INSPECTION

For further information please contact Mike Davies m.davies@davies.uk.com / Daniel Hiller d.hiller@davies.uk.com / Clay Davies c.davies@davies.uk.com or Tel: 01707 274237

NOTE

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-edition.

Energy Performance Certificate: Not applicable.

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.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.