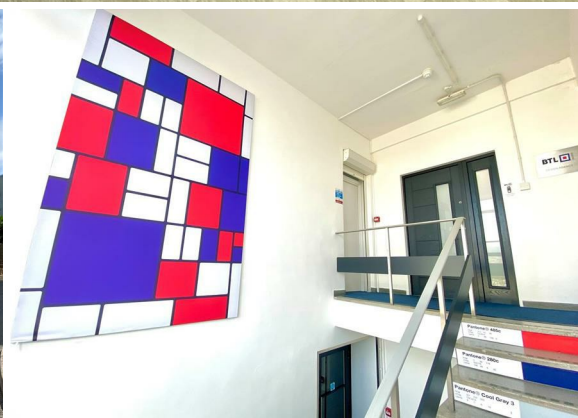




**0 Bed  
Office  
located in**

Offers In The Region  
Of £299,950



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Cranborne Road  
Potters Bar  
EN6 3JN

Situated walking distance from Potters Bar railway station this extremely well presented top floor office suite being 1079sq ft and features good size communal office with two separate satellite offices and conference room, ladies and gents toilets, kitchenette, reception area, modern energy rating with LED lighting and full air conditioning. EPC Rating TBC, 999 year lease from 2016, estimated income £20,000pa or £18.50 per sq ft

#### COMMUNAL ENTRANCE

Stairs to second floor

#### SECOND FLOOR

Front door opens into

#### RECEPTION AREA

Wood effect high quality vinyl flooring, suspended ceiling with LED spot lighting and panels, display shelves, storage cupboards, wall mounted Toshiba air condition unit, double glazed window to side, glass door leading to main office, archway to:

#### KITCHENETTE

Range of modern wall and base units, single drainer stainless steel sink, dishwasher, fridge, microwave, LED down lighting, entry phone receiver, spot lights.

#### LADIES/GENTS TOILETS

Tiled floor communal entrance, half tiled walls, doors to separate ladies and gents toilets both with top flush toilet, wall mounted basin, tiled floor, half tiled walls, light activated extractor fan, ceiling spot lights.

#### MAIN OFFICE

28' x 12'10"

Wood effect high quality vinyl flooring, dual aspect with double glazed windows to rear and side, suspended ceiling with LED light panels, two wall mounted air conditioning fan units, base storage cupboard and high level wall cupboards, fitted shelving, hardwired for internet, ceiling mounted sound deadening panels.

#### CONFERENCE ROOM

15'8" x 13'5"

Triple aspect double glazed windows to front side and rear, LED ceiling spot lights, two built in shelved cupboard one housing consumer unit and electric water heater, wall mounted TV power point, hardwired for internet, wall mounted air conditioning fan unit, ceiling mounted sound deadening panels.

#### OFFICE ONE

11'7" x 9'9"

Double aspect double glazed windows to side and rear, wall mounted Toshiba air conditioning fan unit, ceiling spot lights, fitted cupboard unit, hardwired for internet, full height sound deadening windows to main communal office.

#### OFFICE TWO

11'5" x 9'10"

Double glazed window to side, wall mounted air conditioning fan unit, ceiling spot lights, hardwired for internet, sound deadening full height windows to main office, fitted cupboard unit.

#### EXTERIOR

Four gated parking spaces to rear of unit.



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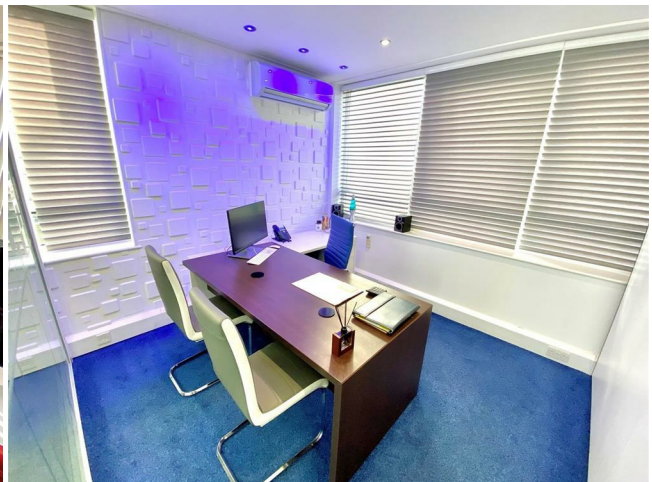


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## DIRECTIONS

## CONTACT

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Brookmans Park  
Herts.  
AL9 7QT

E:  
T: 01707664549  
<https://www.duncanperry.co.uk>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC 