



4-8 Barnet Road, Potters Bar, Herts, EN6 2QS
£2,100,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Freehold Office property For Sale at £2,100,000. It can be purchased via the acquisition of the company that owns it, resulting in saving the stamp duty payable. Also available to Let on Lease, terms to be agreed. Situated just off the M25 at Junction 24,, this unit offers a total of over 6,500 sq. ft. (nearly 638 sq. m.) which is arranged over 3 main floors. Additional roof

area ideal for storage but with PP for 9 dormers to create further office space. Current usage is B1a / E . The property also features a secure gated rear car park with 13 parking bays.



- VARIED USAGE AVAILABLE STP
- OFFERING A TOTAL OF JUST UNDER 7,000 SQ FT (638 SQ.M.)
- LARGE TOP FLOOR STORAGE
- PROMINENT POSITION JUST OFF M25 Jct 24
- SECURE GATED REAR CAR PARK FOR 13 CARS
- GAS CENTRALLY HEATED
- KITCHENETTES ON GROUND AND FIRST FLOORS
- LADIES & GENTLEMAN'S WC FACILITIES ON ALL MAIN FLOORS
- CHAIN FREE
- PP FOR 9 DORMERS TO CREATE ADDITIONAL OFFICE SPACE



Freehold Office property For Sale at £2,100,000. It can be purchased via the acquisition of the company that owns it, resulting in saving the stamp duty payable. Also available to Let on Lease, terms to be agreed. Situated near a busy crossroads just off the M25 Junction 24 this 1991 built office block offers a total of 6,872 sq. ft, (nearly 638 sq. m.) Arranged over 3 main floors with an additional roof area ideal for storage with planning passed for 9 dormer windows. Secure gated rear car park currently marked with 13 parking bays. Gas centrally heated with kitchenettes on the ground and second floor and ladies and gentleman's W.C facilities on all main floors.

GROUND FLOOR

1700'0" (518.16)

This is currently arranged with reception area and number of private offices. Lift to all floors and rear corridor with access to car park.

FIRST FLOOR

1800'0" (548.64)

Arranged with part open plan area as well as private offices. W.C's.

SECOND FLOOR

1770'0" (539.5)

Part open plan area as well as private offices. Kitchenette and WC's.



TOP FLOOR

860'0" (262.13)

With office/meeting room of approximately 290sq ft. (26 sqm)

The top level is a "walk up" from the 2nd floor without any natural light or ventilation. Planning permission is passed for nine dormer windows to create further office space, full details and plans available by request.

There are WC facilities on the ground/first and second floors

There is a small kitchenette on both the ground and second floors.

Secure rear car park - currently marked with 13 parking bays.

Lift service - serving ground, first and second floors.

Business Rates: According to the VOA website, the 2023 Rateable Value is £116,000. This is NOT the amount of rates payable - for the actual amount of rates payable, interested parties are advised to make their own enquiries with Hertsmere.

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings and so cannot verify that they are in working order. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys.







Ground Floor
Area: 206.2 m² ... 2220 ft²



First Floor
Area: 206.2 m² ... 2220 ft²



Second Floor
Area: 206.2 m² ... 2220 ft²



Top Floor
Area: 198.4 m² ... 2135 ft²



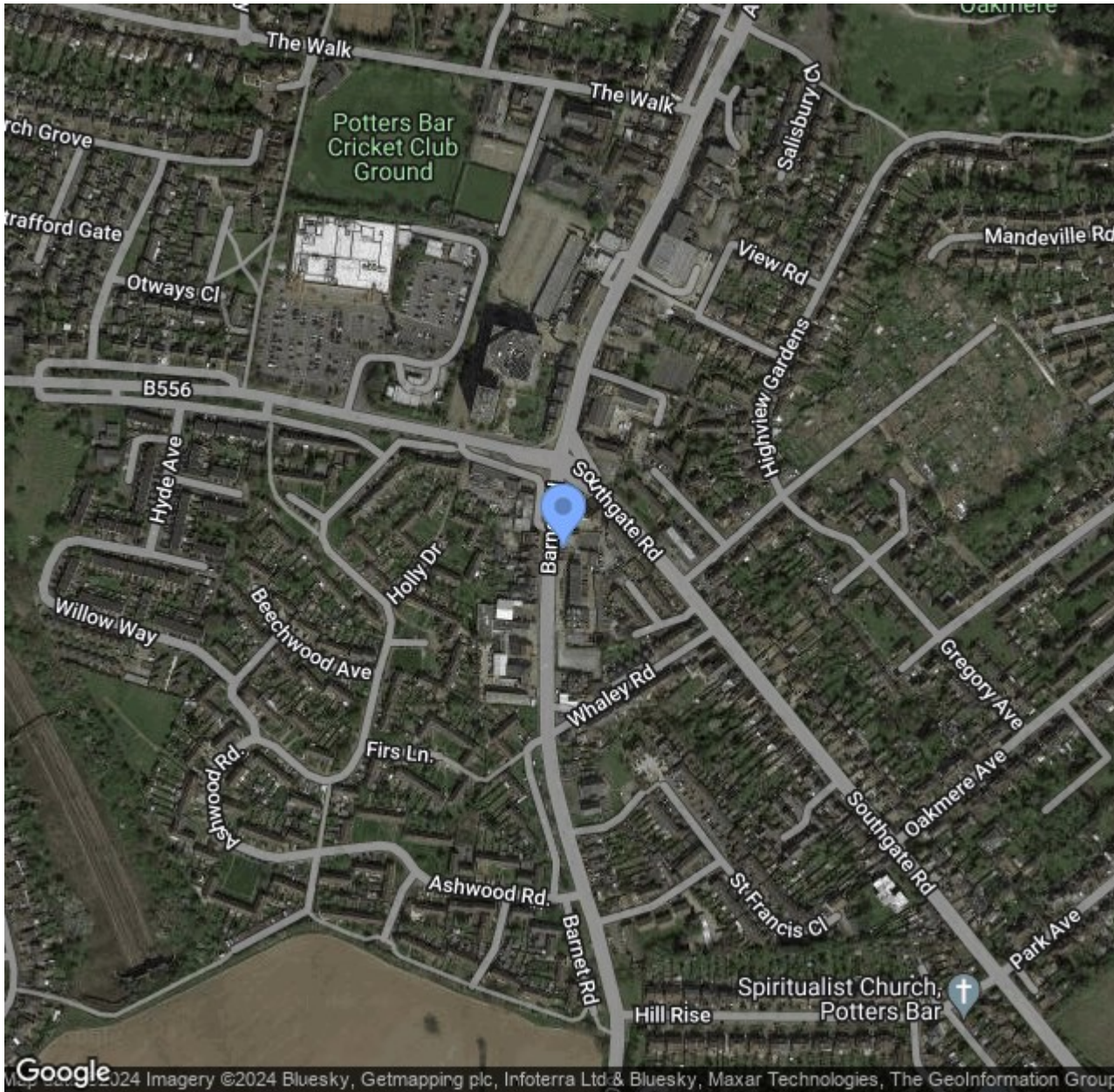
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Total Area: 817.0 m² ... 8794 ft² (excluding car park)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
95-100 A		90-100 A	
80-95 B		75-90 B	
65-80 C		60-75 C	
50-65 D		45-55 D	
35-50 E		30-40 E	
20-35 F		15-25 F	
1-20 G		1-10 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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