



**0 Bed
Commercial
located in**

£260,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Cranborne Road
Potters Bar
EN6 3JN

Communal Entrance door. Stairs to first floor communal landing. Personal Entrance door opens into:

RECEPTION AREA

Built-in cupboard housing the electricity consumer unit, additional built-in cupboard, suspended ceiling with strip lighting panels. Door to:

KITCHEN AREA

Single sink with cupboard above, splashback tiling, suspended ceiling, motion sensor lighting. Door to:

LADIES & GENTLEMAN'S CLOAKROOMS

Both having white top flush suites with wall mounted wash hand basins, splashback tiling, extractor fans and motion sensor lighting.

OFFICE NUMBER ONE

18'10 x 14'3 narrowing to 11'
Electric panel heater, double glazed window to front, suspended ceiling with fluorescent strip lighting panels.

OFFICE NUMBER TWO

15'5 x 13'2 widening to 13'6
Dual aspect with double glazed windows to side and rear, electric panel heater, suspended ceiling with fluorescent strip lighting panels.

OFFICE NUMBER THREE

24'1 x 9'9
Double glazed window to side, electric panel heater, suspended ceiling with fluorescent lighting panels.

OFFICE NUMBER FOUR

20'3 x 7'3 widening to 9'3
Electric panel heater, suspended ceiling with fluorescent lighting strip panels, double glazed window to side.

OFFICE NUMBER FIVE

15'3 x 11'9
Electric panel heater, dual aspect with double glazed windows to side and rear, suspended ceiling with fluorescent strip lighting panels.

EXTERIOR

Electric gates provide access to the parking area where there are 4 parking spaces available.

Property Information

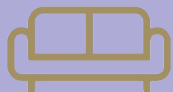
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



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DIRECTIONS

CONTACT

79 Bradmore Green
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) A			
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 