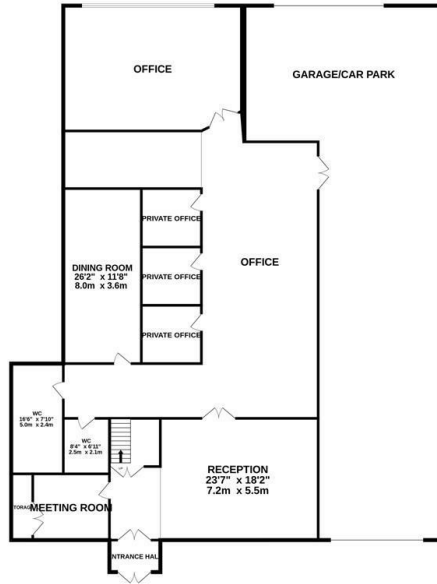


## 28 Station Cl, Potters Bar, EN6 1TL

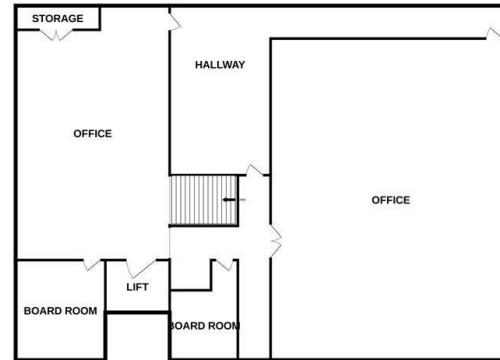
£4,000 PCM

- POTENTIAL FOR UP TO 80 STAFF
- GREAT LOCATION
- HIGH QUALITY PROFESSIONAL OFFICES / COMMERCIAL PREMISES
- INTERIOR AND EXTERIOR PARKING FACILITIES
- AIR CONDITIONED AND ALARMED
- LOCAL HIGH STREET FACILITIES ALL WITHIN SHORT WALK
- FLEXIBLE SCOPE FOR INCOMING BUSINESS

GROUND FLOOR  
4773 sq.ft. (443.5 sq.m.) approx.

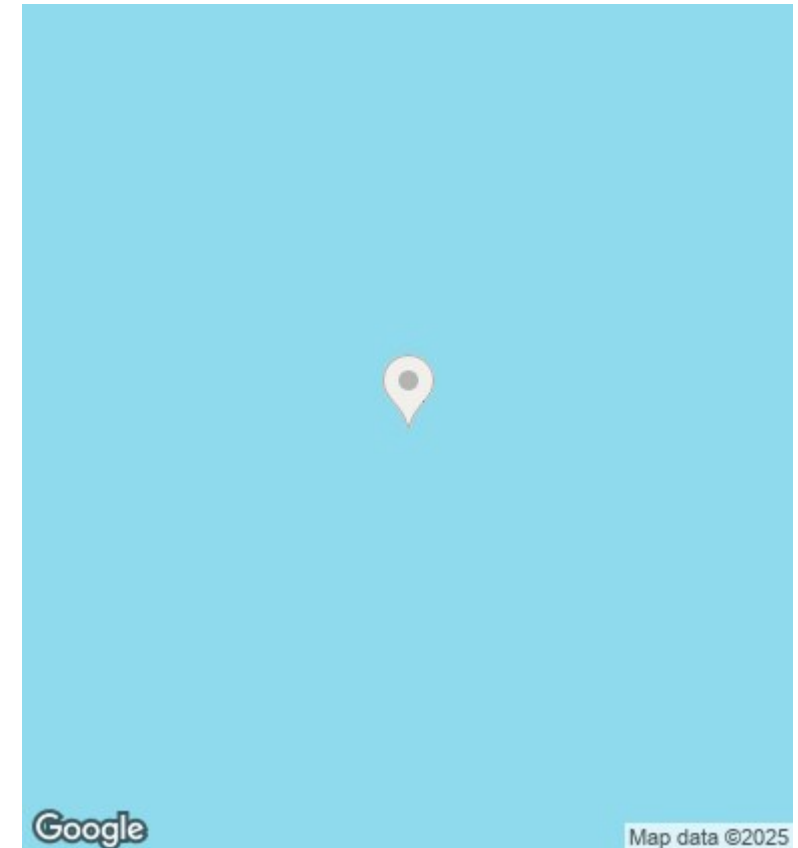


1ST FLOOR  
3860 sq.ft. (358.6 sq.m.) approx.



TOTAL FLOOR AREA: 8634 sq.ft. (802.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01992 470335 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	