



**SELF CONTAINED OFFICES WITH ANCILLARY STORAGE /
WAREHOUSE
2,121 SQ FT**

Price: £549,500 No VAT

16 Station Close
Potters Bar
Hertfordshire
EN6 1TL

- LED Lighting
- Recently Refurbished
- 4 Parking Spaces
- Direct Loading Access to Storage Area
- Located Immediately Next to Potters Bar Railway Station

16 STATION CLOSE, POTTERS BAR, HERTFORDSHIRE, EN6 1TL

Location

Potters Bar occupies a strategic location adjoining Junction 24 of the A1(M) immediately north of London.

The town enjoys an attractive environment surrounded by green belt countryside with a range of quality housing and facilities and yet is within a convenient distance of central London.

Potters Bar station provides a fast-electrified service to London Kings Cross with Underground connections at Finsbury Park.

The property is located in Station Close a small sought after commercial centre right in the heart of Potters Bar adjoining the station with access from Darkes Lane.

Accommodation

The property is a self contained building with its own front entrance and side loading doorway.

The ground floor has been recently refurbished and benefits from WCs, tea point and a storage area that was previously used for the maintenance of photocopiers. The upper floor also has its own WC and tea point along with a small roof terrace.

The whole property has been fitted to a high standard including LED lighting and perimeter power and data cabling.

The unique format of the property makes it suitable for a very wide range of uses (subject to planning). This could include; Offices, Medical, Leisure, Fitness, Warehouse and Light Manufacturing.

The premises are well specified and include the following features;

Attractive entrance area with entry phone.

LED lighting throughout.

Recent carpets and decorations

Tea point on both floors.

Air conditioning on both floors

4 parking spaces are included with the property with the ability to rent further spaces in the adjacent car park at a small additional cost.

Floor Areas (approx. NIA)	Sq Ft
TOTAL	2,121
Car Parking Spaces	4

Tenure

For sale freehold.

All terms are subject to VAT where applicable.

Service Charge

There is a very small service charge for the external estate areas.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk).

Legal Costs

Each party to cover their own legal costs.

EPC

D - 100

Other Information

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.



Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. 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. 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.

16 STATION CLOSE, POTTERS BAR,
HERTFORDSHIRE, EN6 1TL



16 STATION CLOSE, POTTERS BAR,
HERTFORDSHIRE, EN6 1TL

Davies
01707 274237