



AIR CONDITIONED FIRST FLOOR OFFICES 528 SQ FT

Rent: £1,200 per calendar month

**17 Station Close (First Floor)
Potters Bar
Hertfordshire
EN6 1TL**

- Next to Station / Town Centre
- Roof Terrace
- LED Lighting
- New carpets and decorations
- Tea Point
- Single car parking space

17 STATION CLOSE (FIRST FLOOR), 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 available accommodation is located near to the rear of Station Close and comprises a refurbished first floor office suite and private roof terrace.

Access to the property is via the front door of the building which is shared with the owner on the ground floor.

The offices are well specified and include the following features;

- * Attractive entrance area
- * LED lighting
- * New carpets and decorations
- * Tea point
- * Air conditioning

A single parking space is included with the demise.

Floor Areas (approx. NIA)	Sq Ft
First Floor	528
TOTAL	528
Car Parking Spaces	1

Tenure

Available to let on a new flexible lease for a term to be agreed.

Rent £1,500 per month inclusive of a building service charge plus utilities.

VAT is not payable.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £8,700.

Rates payable approx. 43.2% for the y/e 31/3/2027. However, the respective occupiers may be eligible for Small Business Rate Relief, subject to meeting the relevant qualifying criteria.

Legal Costs

Each party is responsible for their own legal costs.

EPC

C(74)



For further information please contact Davies & Co on
01707 274237

Clay Davies c.davies@davies.uk.com

Daniel Hiller d.hiller@davies.uk.com

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.