

# 10 DEVONSHIRE BUSINESS CENTRE

CRANBORNE ROAD, POTTERS BAR, EN6 3JR

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FOREST  
REAL ESTATE

INCORPORATING Smiddy & Co

# TO LET

## 4,046 SQ FT

### Modern Business Unit To Let

## Key Features

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- End Of Terrace
- Concrete Flooring
- 3 Phase Power
- Gated Estate
- Loading Door Height of 10 ft
- Reduced First Years Rent of £36,000
- Mezzanine Storage & Offices
- Double Glazed
- 6 Allocated Parking Spaces
- Available Now

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## Description

A contemporary, well-designed end of terrace warehouse/workshop nestled within a small, modern development.

The ground floor is a mostly open plan warehouse with ceiling heights of 9 ft and a WC.

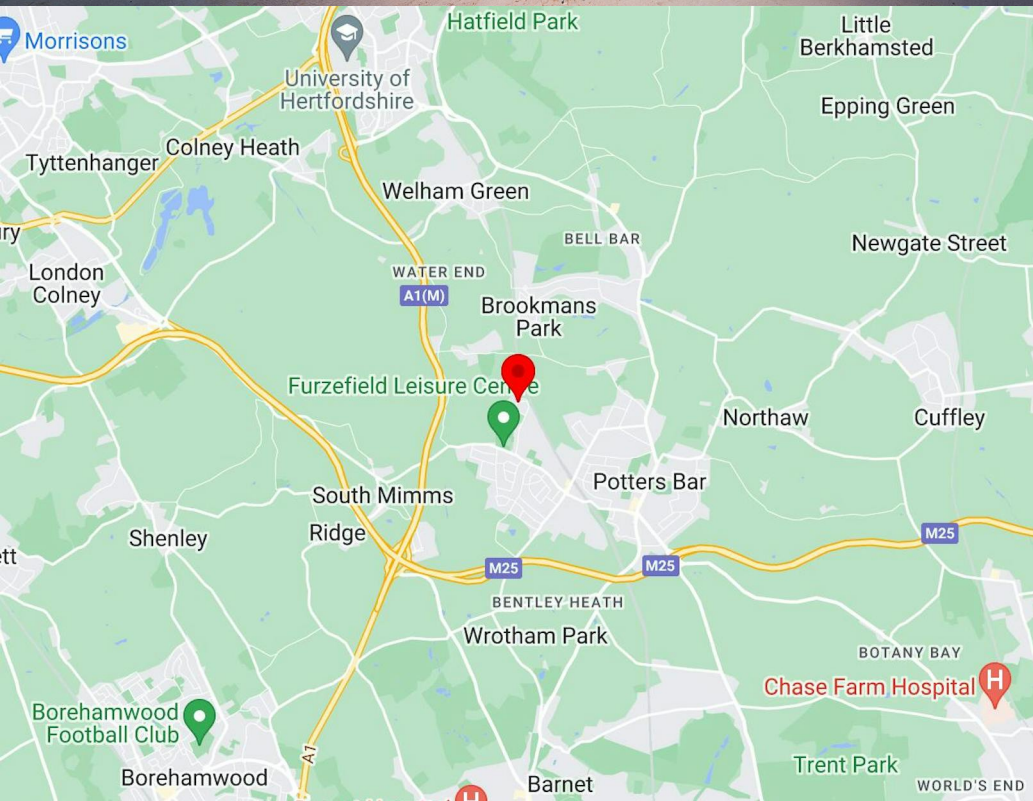
There are two mezzanine floors, one of which is industrial grade for high loading and suitable for workshop and storage purposes. Additionally hosting partitioned offices and a tea point.

There is also the benefit of an open plan first floor office accessed via the main entrance to the building.

## Location

Potters Bar boasts an exceptional location, seamlessly connected to Junctions 23 and 24 of the M25, with convenient access to the A1M and M1, a mere 15 miles north of Central London.

Adding to its accessibility, Potters Bar Station, accessible via a pedestrian link, offers swift connections to London Kings Cross St Pancras. Additionally, the town provides an array of shopping, recreational, and dining options.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,766	164.07
Mezzanine - 1	1,170	108.70
Mezzanine - 2	685	63.64
Mezzanine - Office	425	39.48
<b>Total</b>	<b>4,046</b>	<b>375.89</b>

<b>Lease</b>	New Lease
<b>Rent</b>	£36,000 per annum
<b>Rates</b>	£13,400 per annum
<b>Service Charge</b>	£1,100 per annum
<b>VAT</b>	Not applicable
<b>EPC</b>	C (63)

# Contact

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