

# 10 DEVONSHIRE BUSINESS CENTRE

CRANBORNE ROAD, POTTERS BAR, EN6 3JR

---

FOREST  
REAL ESTATE



# TO LET

## 4,046 SQ FT

### Modern Business Unit To Let

### Key Features

- End Of Terrace
- Mezzanine Storage & Offices
- Double Glazed
- 6 Allocated Parking Spaces
- Available Now
- Concrete Flooring
- 3 Phase Power
- Gated Estate
- Loading Door Height of 10 ft

**10 Devonshire Business Centre, Cranborne Road**  
Potters Bar, EN6 3JR







## 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.

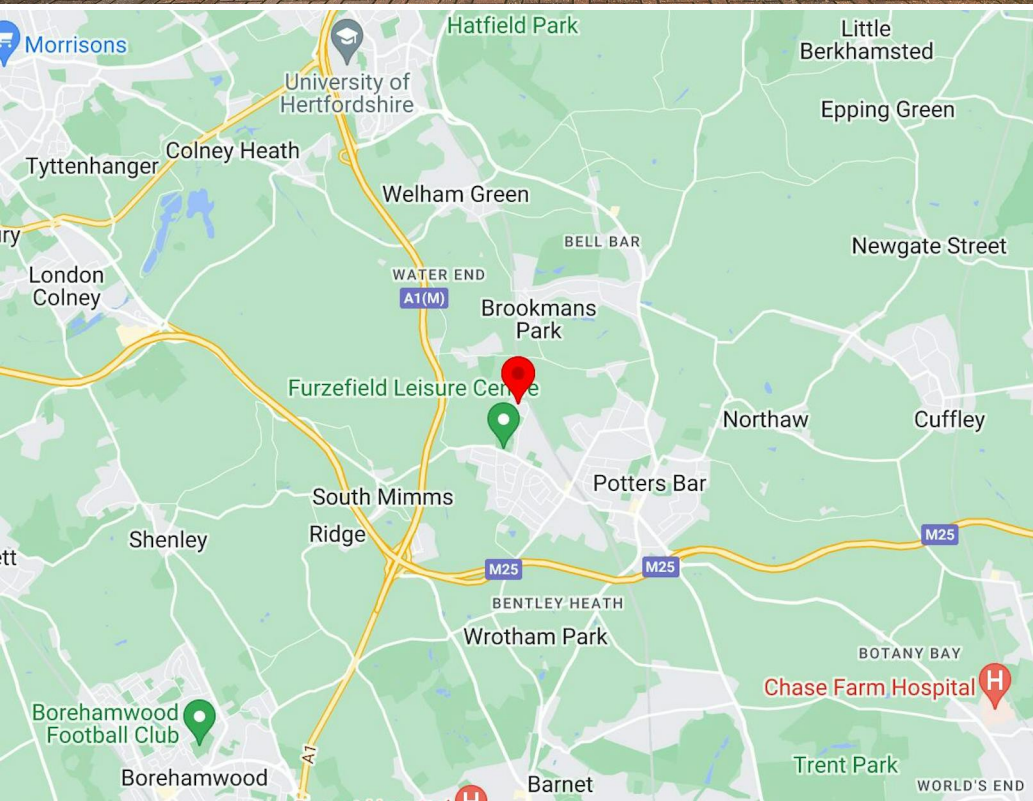
There is also the benefit of an open plan first floor office accessed via the main entrance to the building.

## 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
Total	4,046	375.89
Lease	New Lease	
Rent	£45,000 per annum	
Rates	£13,400 per annum	
Service Charge	£1,100 per annum	
VAT	Not applicable	

# Contact

**Cormac Sears**  
020 3355 1555 | 07788 235 185  
cormac@forestrealestate.co.uk

**Ethan Shine**  
020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

**London Office Team**  
55 St John Street, London, EC1M 4AN  
020 3370 4470

**London Industrial Team**  
1 Bridge Lane, London, NW11 0EA  
020 3355 1555

**Hertfordshire Team**  
1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

10 Devonshire Business Centre, Cranborne Road  
Potters Bar, EN6 3JR

F O R E S T  
REAL ESTATE