

10 DEVONSHIRE BUSINESS CENTRE

CRANBORNE ROAD, POTTERS BAR, EN6 3JR

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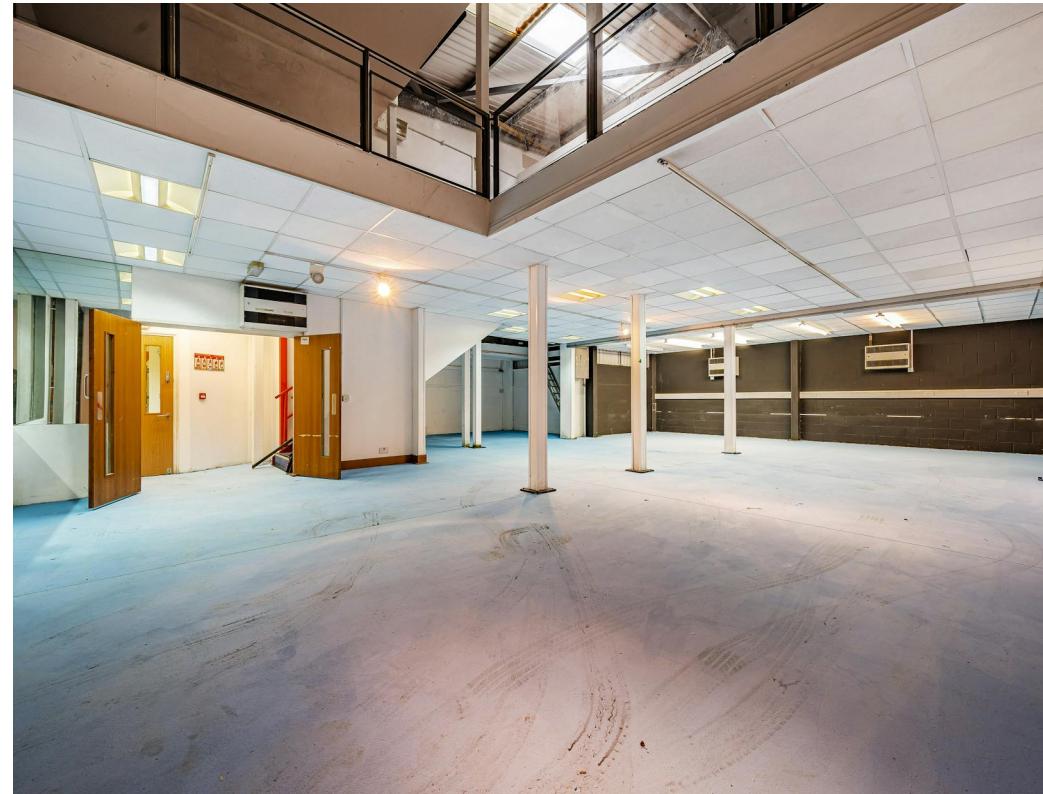
TO LET

4,046 SQ FT

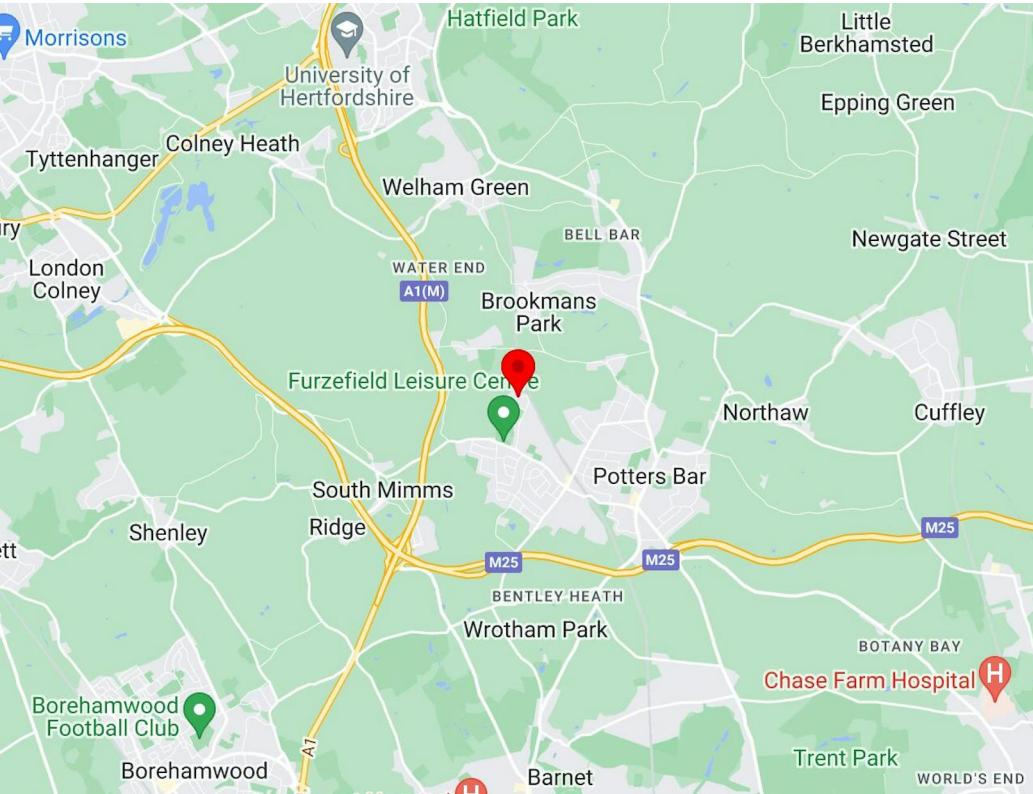
Modern Business Unit To Let

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



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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
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	

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