

**B1 LIGHT INDUSTRIAL/OFFICE UNIT
(SUIT TRADE COUNTER)
TO LET
VIRTUAL FREEHOLD ALSO AVAILABLE**



**CRANBOURNE ROAD, POTTERS BAR, HERTS EN6
1023 SQ FT (95.12 SQ M)**

Features:

- * 3 Phase Supply
- * Electric Shutter
- * Parking for 3 Cars

Location:

Situated on The Cranbourne Industrial Estate, Cranbourne Road, Potters Bar. Cranbourne Road is accessed via Mutton Lane (B556). The M25 Motorway (Junction 24) is easily accessible.

Description:

Comprising a nicely refurbished unit arranged over ground and first floor with roller shutter and pedestrian access. The ground floor is flexible and could be used as either warehouse, workshop, trade counter or office. The first floor could be used as offices or ancillary storage and comes complete with double glazing, suspended ceiling and fully carpeted.

There is forecourt parking for 2 cars and 1 parking space to the rear.

Areas:

Ground Floor	49.24 sq m
First Floor	45.88 sq m
Total	95.12 sq m (1023.77 sq ft)

Lease: Available on a new FRI Lease at £9.00 per sq ft (£9,216 pa) for a term to be agreed.

The virtual Freehold is also available at £169,000.

Service Charge: To be confirmed.

Business Rates: Borough of Hertsmere - £2,980 pa payable (including small business relief). Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007