

2 Station Close Potters Bar EN6 1TL

For Sale Freehold

Semi-Detached Light Industrial / Warehouse Premises

3,225 Sq Ft (GIA) Approx.

- Side Loading and Parking
- Very close to the Station, Town Centre and M25
- Solar Roof Panels



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2 Station Close

Potters Bar, EN6 1TL

LOCATION

Potters Bar is a very popular commercial location situated just beyond north London next to junction 24 of the M25. The A1(M) skirts the west side of the town to which it is connected at Junction 23.

Potters Bar station provides a fast-frequent service to London Kings Cross / St Pancreas.

It is also next to the main separate shopping areas with an extensive range of day-to-day facilities.

As the road name indicates it is in a highly convenient central location very close to Potters Bar Station and extremely convenient for banks and shops etc.

The estate comprises of a range of detached and semi-detached light industrial/warehouse buildings accessed from a single central roadway.

DESCRIPTION

A semi-detached light industrial / warehouse building with a first-floor office at the front.

It is prominently situated at the entrance of the estate next to the Sainsburys superstore and Potters Bar Station.

The ground floor is currently divided in 2 parts with a workshop / packing area at the front and warehouse at the rear. The workshop has a ceiling height of 2.6m and the warehouse 3.7m rising to 4m.

Double doors at the side of the warehouse provide a goods access set along a small access drive which is shared with the unit next door.

At the front are kitchen, ladies and gents WCs on the ground floor and fully fitted open plan first floor offices.

A particular positive feature are the solar panels above the warehouse which were installed by the owners in 2017 and saved approx. £2,000 on electricity costs in 2022.

APPROX. (GIA) FLOOR AREAS

Main Production Area	2,450 Sq Ft
Front office	775 Sq Ft
Total	3,225 Sq Ft

CAR PARKING

2 allocated parking spaces in front.

SALE TERMS

The property is available for sale freehold and with vacant possession on completion.

Price £895,000.

VAT

VAT is payable on the purchase price.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £31,250 as of 1 April 2023.

Rates payable 49.9%

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact Davies & Co on 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.

Energy Performance Certificate: C(70)

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.

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