

# TO LET

## STORAGE SPACE

Approx. 41,393 sq ft (3,845.56 sq m)



### Level 4 Cranborne House Cranborne Road Potters Bar EN6 3JN

- ☐ Light and bright storage space
- ☐ Served by industrial goods lift
- ☐ Perfect for document storage or similar
- ☐ Easy access to M25 Jct/s 23 & 24 (South Mimms and Potters Bar)
- ☐ Rent only £5.00 per sq ft pax

See important notice overleaf

## 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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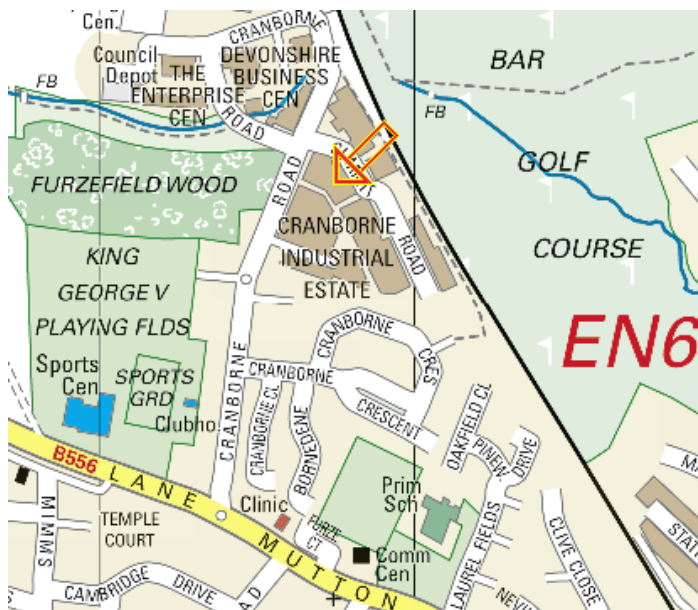
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## Description

Cranborne House is a prominent detached building and Level 4 is now available for immediate occupation and is served by a large industrial goods lift.

## Location

The property is situated in a prominent corner location fronting the main estate road on the Cranborne Industrial Estate. The estate is located approximately 2 miles to the north-east of Junction 23 of the M25 (South Mimms) and also 2 miles northwest of Junction 24 of the M25 (Potters Bar). Potters Bar Town Centre lies approximately 1 mile to the east of the property with an array of shopping facilities and also has a fast railway connection to the City and West End and Darkes Lane provides the main shopping area.



## Energy Performance Certificate (EPC)

Rating: C67

The full EPC and recommendation report can be viewed and downloaded from our website.

[www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Floor Areas

Floor areas are gross internal and approximate only.

|                       | Sq ft  | Sq m     |
|-----------------------|--------|----------|
| Level 4 Storage Space | 41,393 | 3,845.56 |

## Terms

The property is available on a new lease on flexible terms to suit occupiers requirements.

## Rent

£5.00 per sq ft pax

All prices are subject to VAT if applicable  
SUBJECT TO CONTRACT.

## Business Rates

Rateable value 2019/2020 £TBA

Rates payable £TBA

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment.

## Contact

Contact: **Ian Harding, Bowyer Bryce**  
Direct dial: 020 8370 2536  
Email: [ian.harding@bowyerbryce.co.uk](mailto:ian.harding@bowyerbryce.co.uk)

Contact: **Paul Carver, Granby Martin**  
Telephone: 020 7287 5233  
Email: [paul@granbymartin.com](mailto:paul@granbymartin.com)

Contact: **Hugo Jack, JLL**  
Direct dial: 020 3963 2937  
Email: [hugo.jack@eu.jll.com](mailto:hugo.jack@eu.jll.com)

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