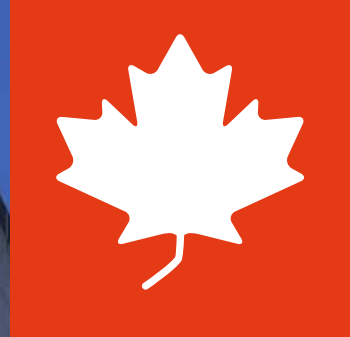


**Maple House**  
**Potters Bar EN6 5BS**

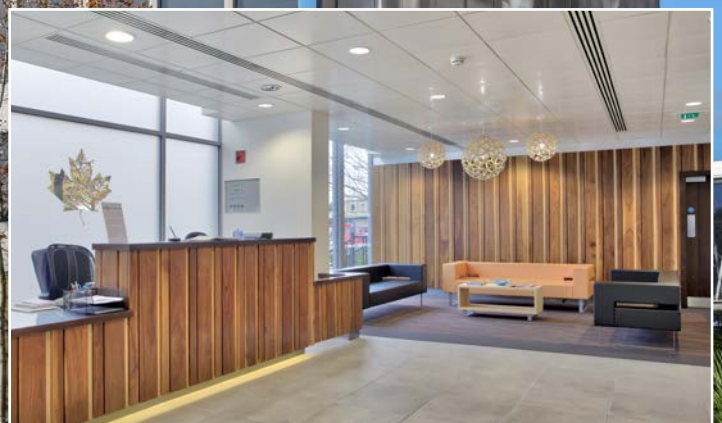
**Refurbished offices to let**

**2,284–10,182 sq ft**

**212–946 sq m**



**Maple House**





- Air-conditioning
- Manned reception
- Refurbished offices
- Metal tiled suspended ceilings
- LED lighting
- 3x passenger lifts
- Perimeter trunking
- 14 car spaces per whole floor (ratio 1:282sq ft)
- Landscaped garden
- 24 hours site security
- On-site facility management team



### Description

Maple House is a multi-storey office building providing refurbished office space from 2,284 sq ft, with an excellent parking ratio of 1:282 sq ft.

The office floors have efficient floor plates with an abundance of natural light.

The reception is manned 8am to 6pm, Monday to Friday.

### Location

Maple House is a prominent landmark building situated less than a mile from the M25 motorway.

A wealth of amenities are within a few minutes' walk.

Potters Bar rail station provides a frequent and fast service to London.

### Terms

Available on request.

### Rates

£6.39 per sq ft (2017/18) approx.

### Service charge

£9.10 per sq ft approx.

### EPC

Available on request.



New metal tiled ceilings and LED lighting



Refurbished lobbies



New doors and fittings



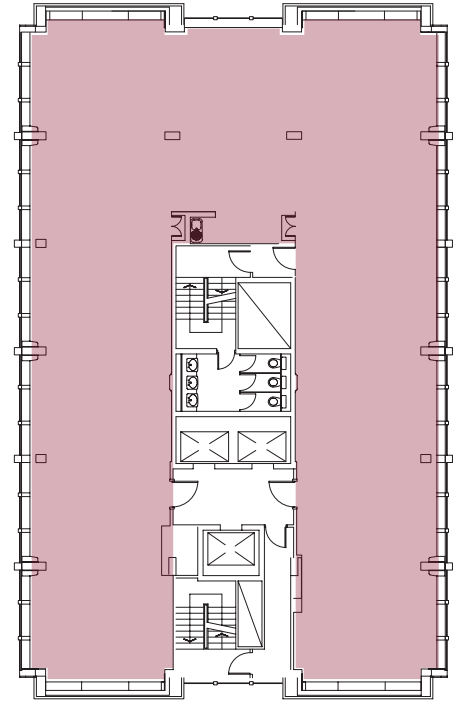
Landscaped garden



Refurbished and manned reception

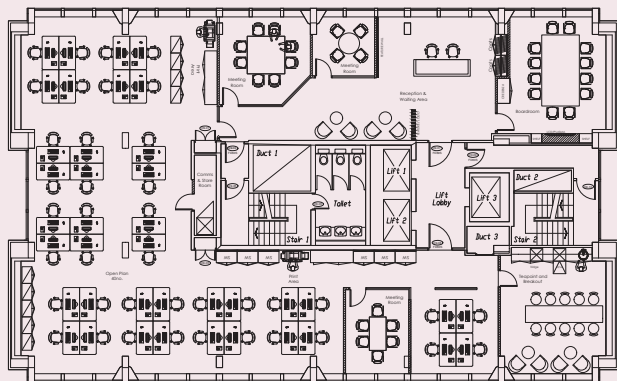
Availability	Floor	sq ft	sq m
	Part 11th	2,284	212
	9th	3,949	367
	8th	3,949	367
	<b>Total</b>	<b>10,182</b>	<b>946</b>

Typical floor



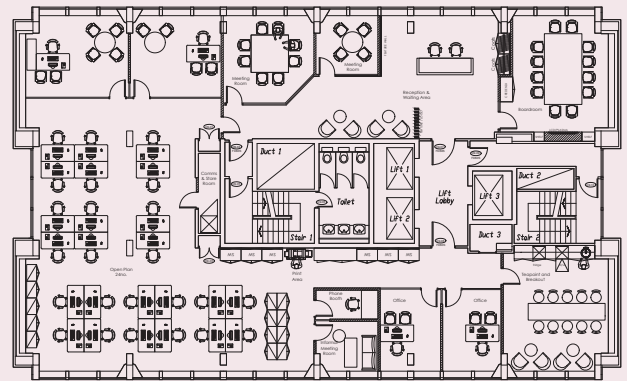
Open plan fit-out example

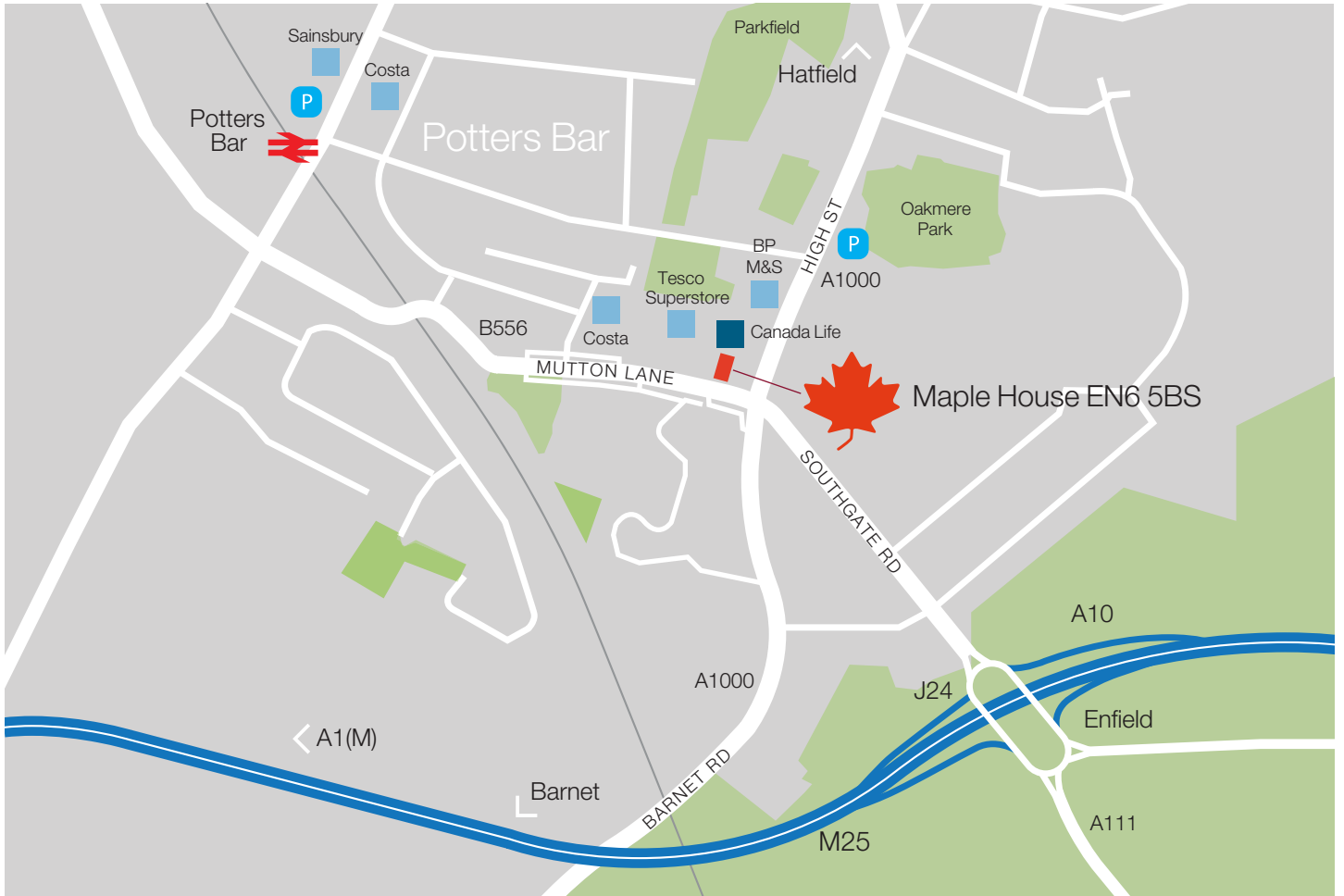
- Reception and waiting area
- 12 person boardroom x 1
- 8 person meeting room x 1
- 6 person meeting room x 1
- 4 person meeting room x 1
- Open plan desks (1600) x 24
- Tea point and breakout
- Print area x 2
- Comms room and store



Semi-cellular fit-out example

- Reception and waiting area
- 12 Person boardroom x 1
- 8 Person meeting room x 1
- 4 Person meeting room x 1
- Informal meeting room x 1
- Office x 4
- Phone booth
- Open plan desks (1600) x 24
- Tea point and breakout
- Print area
- Comms room and store





**Connections**

Rail	mins
Kings Cross	17
Moorgate	30
Waterloo	38
Oxford Circus	26
Canary Wharf	53

**Connections**

Road	miles	mins
M25 (J24)	0.6	3
M25 (J23)	3.4	7
A1(M)	3.4	7
M1	11.5	14
Hatfield	6.4	15
Watford	16	25
Central London	18	60

**Viewing**

Strictly by appointment through sole agents



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Misrepresentation Act 1967:

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. February 2018