

# CRANBORNE HOUSE



Articulated  
lorry access



Ideal for Disaster Recovery  
Centre or Self Storage



14.11ft (4.57m)  
clear headroom



Level loading facilities  
(level's 2 & 3)

TO LET  
**FLEXIBLE  
COMMERCIAL  
BUSINESS  
SPACE IN  
POTTERS BAR**



# FLEXIBLE COMMERCIAL SPACE TO SUIT YOUR BUSINESS

Cranborne House is situated in a prominent corner location fronting the main estate road on the Cranborne Industrial Estate. The property is of a substantial brick built construction set over four levels. The property sits on a sloping site which allows level access loading doors to levels 2 & 3 with a goods lift serving level 4 and is suitable for a variety of commercial uses subject to planning permission.

## FLOOR AREAS

Floor areas and dimensions are approximate only, The space is available in parts, or as a whole.

	SQ FT	SQ M
LEVEL 2 (Rear)	24,091	2,238
LEVEL 3	41,617	3,866.32
LEVEL 4	41,393	3,845.56
TOTAL	107,101	9949.88



Indicative floor plan

LEVEL ACCESS  
LOADING DOORS  
TO LEVELS 2 & 3  
WITH A GOODS  
LIFT SERVING  
LEVEL 4





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.

### DRIVE TIMES

Potters Bar Train Station	1.2 miles
M25 Junction 24	2.6 miles
M25 Junction 23	5.4 miles
M1 Junction 6	8.7 miles
M11 Junction 6	16.1 miles
A10	9.2 miles
Central London	17.4 miles

### RENT

£5.00 per sq. ft per annum exclusive

### 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)

### BUSINESS RATES

To be advised

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

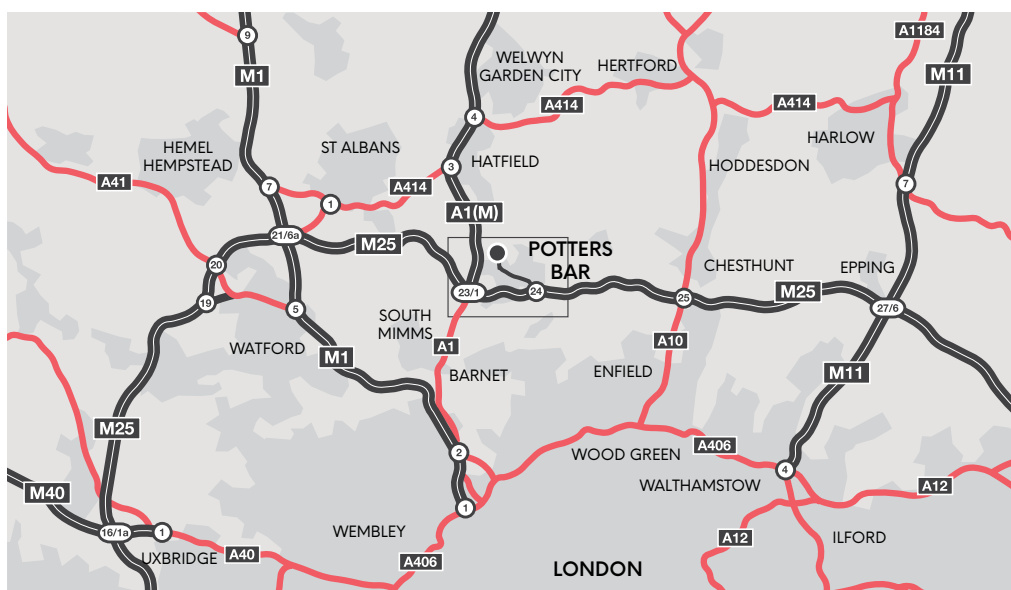
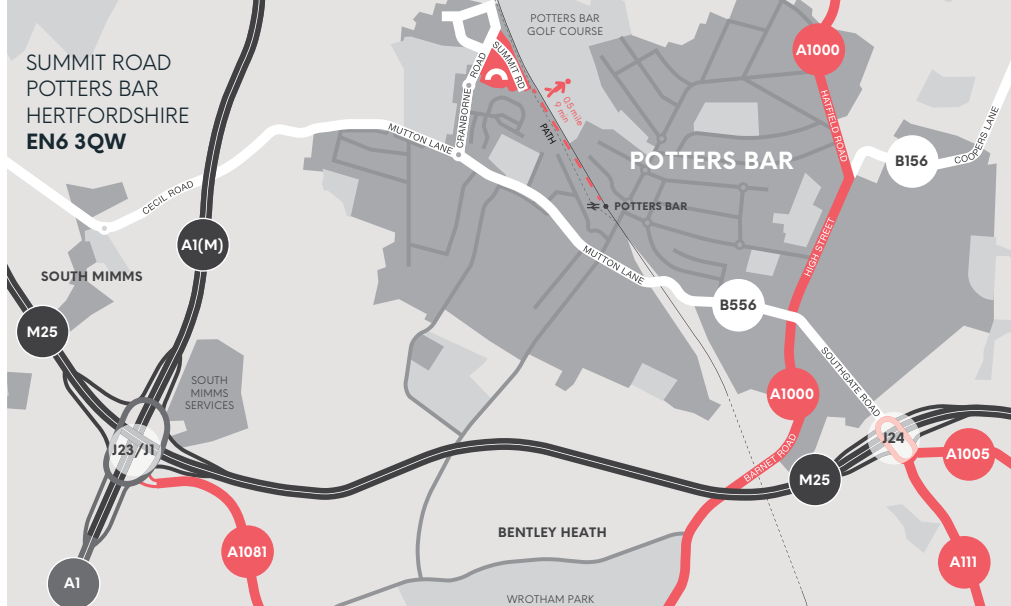
### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

By appointment through Joint Sole Agents

JLL, Bowyer Bryce and Granby Martin



# LOCATED 2 MILES TO THE NORTH-EAST OF JUNCTION 23 OF THE M25



**IAN HARDING**  
ian.harding@bowyerbryce.co.uk



**PAUL CARVER**  
paul@granbymartin.com



**HUGO JACK**  
hugo.jack@eu.jll.com



[cranborneestate.com](http://cranborneestate.com)

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