



**COMPREHENSIVELY REFURBISHED WAREHOUSE.  
12,916 SQ FT**

**Price: £4,025,000 + VAT**

8-9 Station Close  
Potters Bar  
Hertfordshire  
EN6 1TL

- Attractive Modern External Appearance
- Next to the Railway and Bus Station
- Close to Local Shops and Amenities
- Close proximity to M25
- Existing B8 Use Class

# 8-9 STATION CLOSE, POTTERS BAR, HERTFORDSHIRE, EN6 1TL

## Location

Potters Bar occupies a strategic location adjoining Junction 24 of the A1(M) immediately north of London.

The town enjoys an attractive environment surrounded by green belt countryside with a range of quality housing and facilities and yet is within a convenient distance of central London.

Potters Bar station is less than half a mile away and provides a fast-electrified service to London Kings Cross with Underground connections at Finsbury Park.

The property is located on Station Close a very popular private road a very short walking distance from the town centre - less than half a kilometer.

## Accommodation

The property has been extensively refurbished internally and externally.

The external included total reconfiguration and extension with new cladding and PVC double glazed windows on the front, side and rear elevations at first floor level.

The front door leads directly off Station Close into an open-plan warehouse area measuring 26.73m (length) by 22.57m (width).

It has a clear height of approx. 3.9m.

A lift is to be installed by the vendors to provide access to first floor offices in addition to front and rear staircases.

The offices will be fully finished to include air conditioning and mechanical ventilation systems.

Floor Areas (approx. GIA)	Sq Ft
TOTAL	12,916

## Tenure

For sale freehold with vacant possession. Price £4,025,000 plus VAT.

## Service Charge

There is a small estate service charge for the upkeep of the private roadway.

## Business Rates

To be assessed by the VOA.

## Legal Costs

Each party to cover their own legal costs.

## EPC

The EPC is to be renewed in line with the refurbishment works.

## KVA Capacity

The property benefits from a 3-phase supply. The capacity is being confirmed.

## Other Information

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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).



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**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. 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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). 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.