



Modern Air Conditioned Offices TO LET

2,199 to 6,149 sq ft

**Part Third Floor & Entire Fourth Floor, Maple House,
High Street, Potters Bar, Herts. EN6 5BS**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

Maple House is prominently situated on Mutton Lane, less than a mile from the M25 motorway at the junction of Southgate Road, which links Potters Bar to the M25 and the High Street. Potters Bar overground station is within a mile and provides regular overground services to London Kings Cross via Finsbury Park, where underground services via the Victoria and Piccadilly Lines are provided. Additional services are provided to London Moorgate also via Finsbury Park.

Potters Bar High Street and Darkes Lane provide local shopping and banking facilities. The building immediately adjoins a Tesco supermarket.

Description

Maple House was redeveloped by Canada Life to provide offices at ground and 10 upper floors with large reception area and a central core providing lift, stairs and WC's.

The available accommodation comprises the part third floor and the entire fourth floor, which provide largely open plan office space benefiting from the following amenities:-

- Manned ground floor reception
- Perimeter air cooling
- Suspended ceilings with recessed lighting
- Perimeter trunking
- 3 passenger lifts
- On site car parking for up to 22 cars

Floor Area

Part Third Floor	2,199 sq ft
Fourth Floor	<u>3,950 sq ft</u>
Total NIA	6,149 sq ft

Lease

The floors are held on separate coterminous leases expiring December 2020, outside the Landlord & Tenant Act on effective full repairing and insuring terms by way of a service charge. The current passing rent for the part third floor is £34,085 p.a.x. and for the fourth floor £61,225 p.a.x. equating to £15,50 per sq ft p.a.x. The leases are available for assignment, or alternatively on a sub-lease at the current market rent of £17.50 per sq ft p.a.x.

VAT

Payable in addition

Business Rates

The draft rateable values which have been obtained from the Valuation Office web-site effective 1 April 2017 are as follows:

Part Third Floor	:	£27,846
Fourth Floor	:	£49,741

Service Charge

Further details on request.

Energy Performance Certificate

The property has a Category D energy performance rating.

Possession

Immediately upon completion of legal formalities.

Viewing/Further Information

Strictly by appointment through sole agents:

Cliff Bonnett

cliff@sbhpageread.co.uk



Ben Pater

ben@sbhpageread.co.uk



Contact No. 020 8342 2700

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