



**VERY WELL LOCATED OPEN STORAGE SITE WITH 2,000
SQFT WORKSHOP ANCILLARY BUILDING
0.4 ACRES**

Rent: £104,950 p.a.

Swanland Road Compound
Barnet by Pass
South Mimms
Potters Bar
Hertfordshire
EN6 3NH

- Located directly off the A1(M) and M25
- Full security fencing and gated compound
- All main services
- No VAT payable

SWANLAND ROAD COMPOUND , BARNET BY PASS, SOUTH MIMMS, POTTERS BAR, HERTFORDSHIRE, EN6 3NH

LOCATION

South Mimms occupies a highly accessible location in the north sector of the M25.

This main commercial area is immediately adjacent to J1 of the A1(M) and J23 of the M25.

In addition, the A414 dual carriageway provides a fast link to the M1 at J6 & 7 and the M11.

The towns of Potters Bar, Enfield, Barnet, Borehamwood, St Albans and Hatfield are all close by.

ACCOMMODATION

The site occupies a highly prominent position immediately next to the service area and Premier Inn and benefits from a wide open access route suitable for full size HGVs.

It is a partially surfaced yard last used as recovery truck storage and maintenance compound.

The property includes a circa 2,000 sqft workshop and office building located towards the rear of the property.

Features include: -

- Entrance gates
- Full palisade security fencing
- Partial hard surface.
- 24/7 access
- Very close proximity to South Mimms services with hospitality facilities

FLOOR AREAS (approx.)

Acres

TOTAL	0.4
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TERMS

The property is available on a new full repairing and insuring lease.

SERVICE CHARGE

There are no service charges payable.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £38,500

EPC

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OTHER INFORMATION

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.



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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. 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.

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