



**A VARIETY OF DIFFERENT SIZE OFFICE ROOMS  
LOCATED BEHIND ICONIC ART DECO STYLE BUILDING  
IN A PROMINENT LOCATION  
109 - 765 SQ FT**

**Rent: £15.00 per sq ft per annum**

**The Business Centre  
Brookmans Business Park  
Brookmans Park  
Hertfordshire  
AL9 6NE**

- Available for immediate occupation
- 3 miles Junction 24 M25 (Potters Bar)
- A variety of sizes and combinations
- Allocated car parking
- Onsite security

# THE BUSINESS CENTRE, BROOKMANS BUSINESS PARK, BROOKMANS PARK, HERTFORDSHIRE, AL9 6NE

## Location

Brookmans Park is an attractive area located between Potters Bar and Hatfield on the A1000 Great North Road 3 miles from Junction 24 of the M25. There is also easy access to Junction 2 of the A1(M) and Junction 24 of the M25 (South Mimms)

Brookmans Park station is less than 2 miles away offers a fast electrified service to London Kings Cross.

## Tenure

Available to let on a new lease for a flexible term to be agreed. Rent from £15 per sq ft.

In addition to the rent the new occupier will also be responsible for the payment of business rates, building insurance and building service charge.

## Business Rates

To be separately assessed. Rates will not be payable on the smaller suites.

## Accommodation

Located in an iconic art deco-style building Brookmans Business Park offers a unique blend of historic architecture, modern office and industrial facilities, and a variety of storage solutions.

A variety of different size office and storage rooms are available from 109 SQ FT

The Business Centre at Brookmans Business Park is a prominent and impressive art deco-style office facing the Great North Road behind a private driveway.

The available accommodation comprises a range of rooms accommodated on the ground and first floor at the rear in a variety of sizes and combinations of a utility nature.

Floor Areas (approx. NIA)	Sq Ft
Office/ Storage- GF Rm: 12	167
Storage- GF Rm: 24	150
Storage- GF Rm: 26	169
Storage- GF Rm: 27	109
Storage- GF Rm: 28	109
Storage- GF Rm: 29	113
Storage- GF Rm: 30	115
Offices- FF Rm: 47	210
Offices- FF Rm: 48	208
Offices- FF Rm: 69	104
<b>TOTAL</b>	<b>765</b>

## Other Information

Energy Performance Certificate: Category C(73)



Strictly by prior appointment with Davies & Co on  
01707 274237.

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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.