



## WELL PRESENTED LIGHT INDUSTRIAL / STORAGE UNIT 4,921 SQ FT

**Rent: £80,000 p.a.**

10-11 Station Close  
Potters Bar  
Hertfordshire  
EN6 1TL

- Loading Door
- 4 Parking Spaces
- Next to the Railway and Bus Stations
- Close to Local Shops and Amenities
- Close Proximity to the M25

# 10-11 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 building has been used for storing medical / food products and is finished and presented to a very high standard including painted floors and walls.

The accommodation comprises a single main open area with a front-loading door and a separate side wing. There is also a small office / laboratory area at the front with a lobby and front door leading directly onto Station Close.

The clear headroom under the roof structure rises from approximately 3.7 m to 4.9 m.

4 car parking spaces on the concrete loading apron at the front are to be included with the demise.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	4,921
<b>TOTAL</b>	<b>4,921</b>
Car Parking Spaces	4

## Tenure

A new lease for a term to be agreed.

## Service Charge

There is a small estate service charge for the external common parts.

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £91,500

Rates payable approx. 49.9% for the y/e 31/3/2026.

## Legal Costs

Each party to cover their own legal costs.

## EPC

TBC



For further information please contact Davies & Co on  
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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.