



# Virtual Freehold Office Suite For Sale / To Let - Potters Bar EN6

**Vacant Possession**

**GILMARTIN LEY**

**Suite E Hollies House  
230 High Street,  
Potters Bar,  
POTTERS BAR, EN6 5BL**



#### **Area**

Net Internal Area: 94 sq.m. (1,007 sq.ft.)

#### **Price**

Guide Price £265,000 subject to contract



#### **Property Description**

The subject property is a newly refurbished self contained first floor office suite. It is currently configured to provide three separate office rooms, each benefitting from perimeter trunking, suspended ceilings with recessed lighting, carpeted floors, good natural light and separate air conditioning (heating and cooling).

The property also benefits from three separate WCs, a kitchen and four allocated car parking spaces located in the secure car park to the rear of the property.

The property would be suitable for single occupation and/or letting/subletting of smaller component parts.

- > Newly refurbished
- > Secure parking for 4 cars
- > Air conditioned
- > Excellent transport communications
- > Suitable for single or multiple occupation



GILMARTIN LEY

# Virtual Freehold Office Suite For Sale / To Let - Potters Bar EN6

Vacant Possession

Accommodation	Area sq.m.	Area sq.ft.	Comments
Room 1	23.94	257	
Room 2	44.04	474	
Room 3	22.73	244	
Kitchen	2.85	30	

## Property Location

The property is located approximately 2 kilometres north of Junction 24 of the M25 and is situated towards the northern end and on the west side of the High Street, Potters Bar in proximity to the bus terminus and just north of Hollies Way.

Potters Bar is an affluent area with excellent transport links and good local amenities.

Potters Bar Rail Station is circa 1 kilometre to the west of the property and provides frequent services to Finsbury Park Mainline & London Underground Station (Great Northern Line, Victoria and Piccadilly Lines) with a journey time of 10 minutes and direct services into London Kings Cross Station and Moorgate Station, with journey times of 16 minutes and 31 minutes respectively.

**2010 Rateable Value** £16500.00

**Estimated Rates Payable** £7029 per annum

**Service Charge p.a.** TBC

**Terms** Long leasehold interest with an unexpired term of 140 years for sale. Ground rent £300 per annum.

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** Hertsmere County Council.

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/23072>  
Energy Performance Certificate

**Last Updated:** 04 Aug 2015

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.

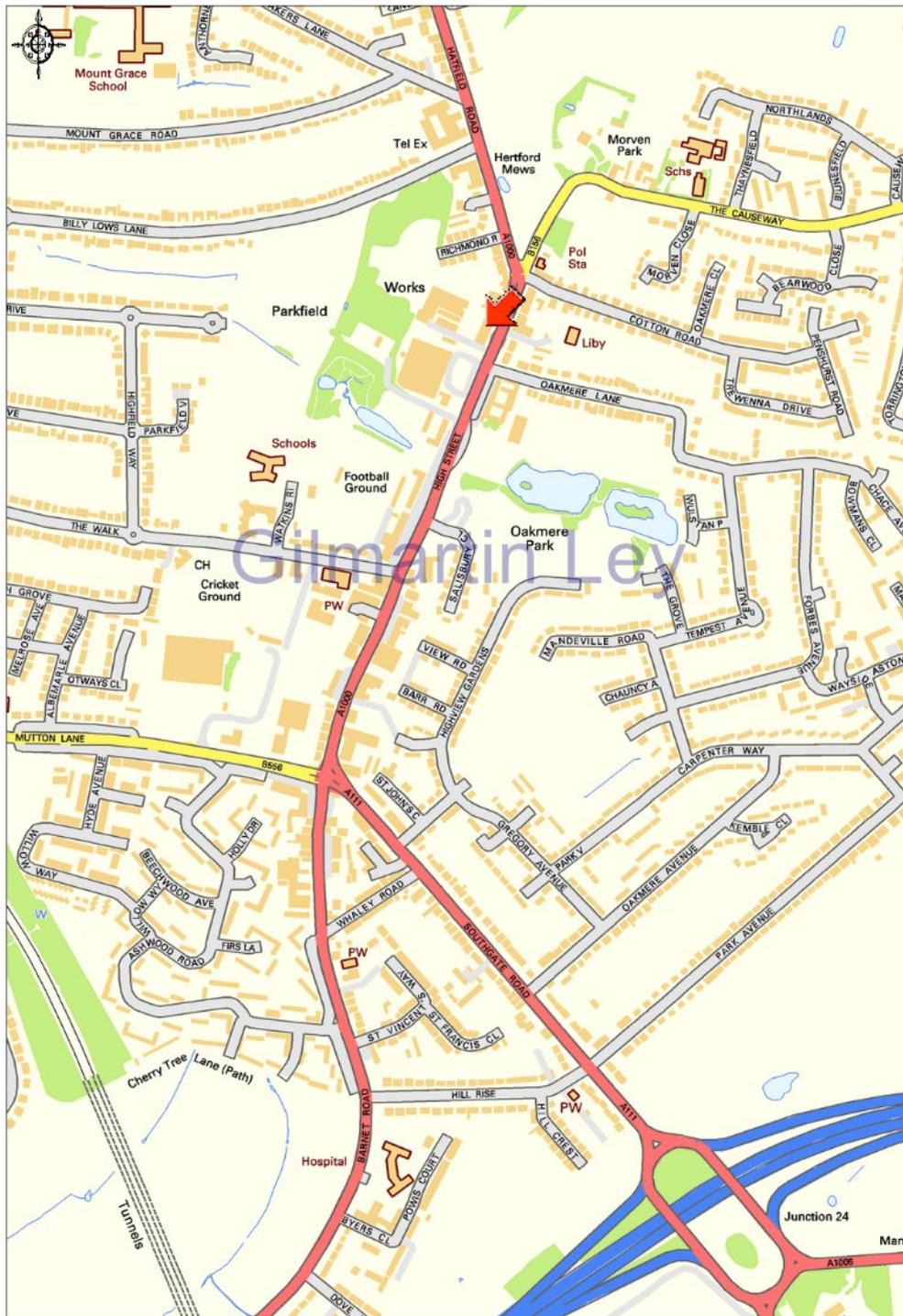


GILMARTIN LEY

# Virtual Freehold Office Suite For Sale / To Let - Potters Bar EN6

Vacant Possession

Suite E Hollies House, 230 High Street Potters Bar EN6 5BL



© Crown Copyright 2011. All rights reserved. Licence number 100019121. Printed on 1/10/2011

<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/potters-bar/potters-bar/en6/23072>

Our ref: 23072

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX  
[www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

Tel: +44 (0)20 8882 0111  
Fax: +44 (0)20 3137 9053  
Email: [agency1@gilmartinley.co.uk](mailto:agency1@gilmartinley.co.uk)  
Twitter: @gilmartinley

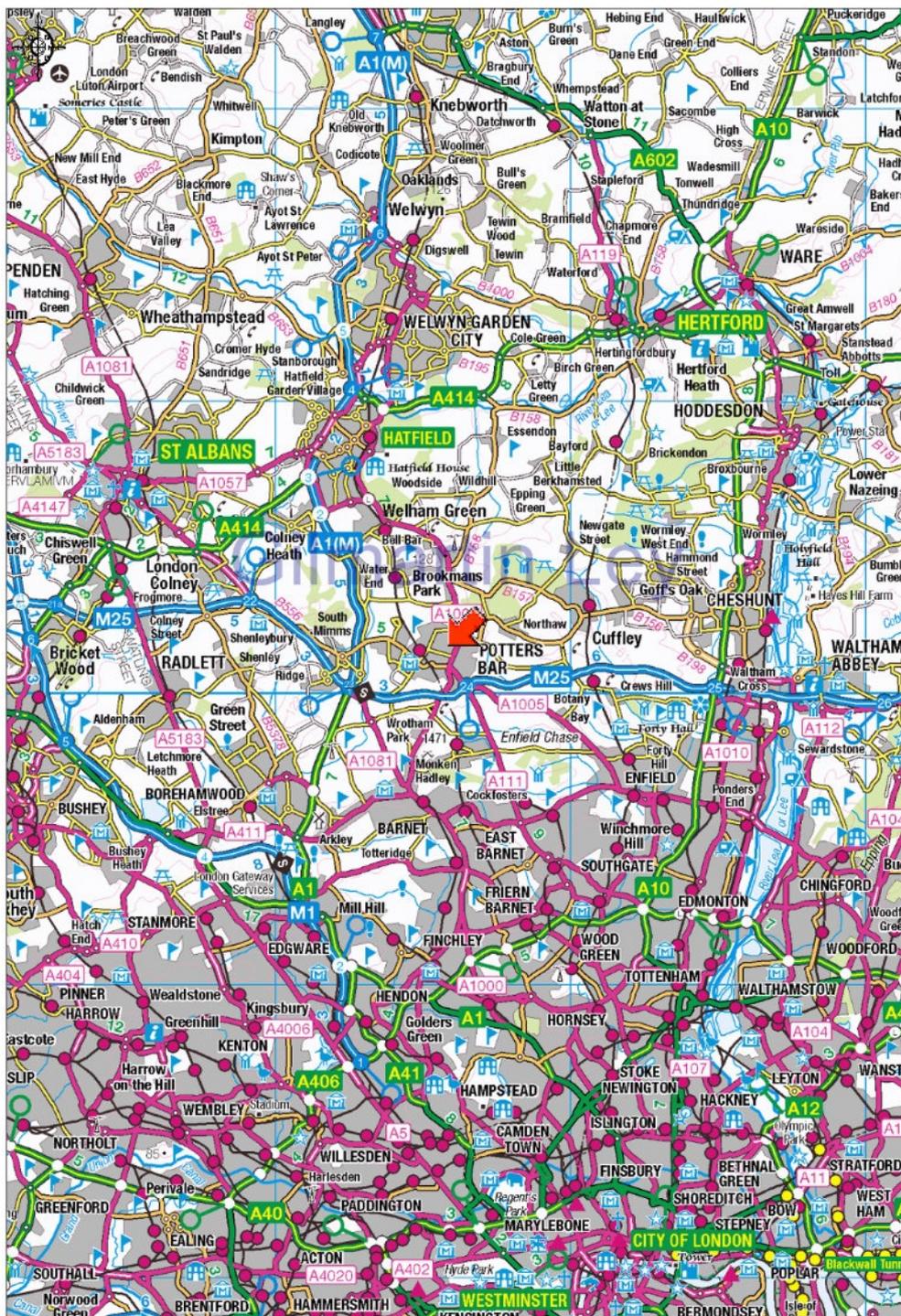


GILMARTIN LEY

# Virtual Freehold Office Suite For Sale / To Let - Potters Bar EN6

Vacant Possession

Suite E Hollies House, 230 High Street Potters Bar EN6 5BL



<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/potters-bar/potters-bar/en6/23072>

Our ref: 23072

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX  
[www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

Tel: +44 (0)20 8882 0111  
Fax: +44 (0)20 3137 9053  
Email: [agency1@gilmartinley.co.uk](mailto:agency1@gilmartinley.co.uk)  
Twitter: @gilmartinley



GILMARTIN LEY

# Virtual Freehold Office Suite For Sale / To Let - Potters Bar EN6

**Vacant Possession**

