

**TO LET**  
**INDUSTRIAL/WAREHOUSE**  
**WITH POTENTIAL FOR**  
**LARGE SECURE YARD**  
**3,269.89 Sq M (35,198 Sq Ft)**



**SUMMIT HOUSE**  
**SUMMIT ROAD**  
**POTTERS BAR EN6 3ER**  
*See important notice overleaf*

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## SUMMIT HOUSE SUMMIT ROAD POTTERS BAR EN6 3ER

### DESCRIPTION & SITUATION

This imposing building visible from the main Cambridge to Kings Cross railway line, forms part of the popular Cranborne Industrial Estate which is the main industrial area in Potters Bar. The Town Centre shopping area in Darkes Lane together with Potters bar the mainline station is approximately 1 mile to the west. The M25 junctions 23 and 24 are accessible with links to the the A1(M), M10 and M1.

### FEATURES

- 3 ROLLER SHUTTER LOADING DOORS 3.871M WIDE X 3.856M HIGH (12' 6"X12'6")**
- PARKING FOR APPROXIMATELY 75 CARS**
- EAVES HEIGHT APPROXIMATELY 4.16M (13.5FT) WITH 5.515M TO THE APEX (18FT)**
- POTENTIAL FOR LARGE SECURE YARD AREA**

### FLOOR AREAS

All dimensions and areas are approximate only

Ground floor Industrial/warehouse	3,269.89 sq m	35,198 sq ft
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### TERMS

Available on a new FRI lease for a term to be agreed.

### RENT

£4.26 per sq ft (£150,000) per annum exclusive SUBJECT TO CONTRACT.

### RATES

To be advised

### LEGAL COSTS

Both parties legal costs to be borne by the ingoing tenant.

### VIEWING

Contact Joint Sole Agents

**BOWYER BRYCE**

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