

**TO LET**  
**REAR FIRST FLOOR**  
**OFFICE SUITE**  
**114.74 Sq M (1,235 Sq Ft)**



**BROSNAN HOUSE (1ST FLOOR REAR SUITE)**  
**DARKES LANE**  
**POTTERS BAR**

See important notice overleaf

**020 8367 5511**

**bowyerbryce.co.uk** 96 Silver Street, Enfield EN1 3TW  
F: 020 8366 0818

**Also at:**

The Business & Technology Centre  
Bessemer Drive  
Stevenage, Herts SG1 2DX  
T: 01438 816396  
F: 01438 816396

50 Conduit Street  
London  
W1S 2YT  
T: 020 7734 4300  
F: 020 7734 4301

## BROSNAN HOUSE (1ST FLOOR REAR SUITE) DARKES LANE POTTERS BAR

### DESCRIPTION & SITUATION

A first floor suite in this modern office building with shared male and female WC's.

Forming a part of Darkes Lane, Potters Bar multiple retail and commercial centre, the ground floor of the building is occupied by the National Westminster Bank. Situated close to the main Post Office, Woolworths, Banks and Building Society offices etc. and within a short and level walk of both Sainsbury supermarket and Potters Bar Railway Station with its fast and frequent (15 mins) service into the City (Kings Cross) via Finsbury Park with connections to the Victoria and Piccadilly tube lines.

Junction 24 of the M25 motorway is within about one and a half miles of the property and a large public pay and display car park is located to the rear of the shopping parade immediately opposite.

### FEATURES

- GOOD NATURAL LIGHT
- USEFUL STORAGE CUPBOARDS
- NIGHT STORAGE HEATING
- SHARED WC'S/KITCHEN AREA
- CAR PARKING SPACES

### FLOOR AREAS

All dimensions and areas are approximate only

Rear First Floor	114.74 sq m	1,235 sq ft
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### TERMS

The premises are available by way of a new lease for a term to be agreed.

### RENT

£17,200 per annum exclusive SUBJECT TO CONTRACT

### RATES

To be advised

### LEGAL COSTS

To be borne by the ingoing tenant

### VIEWING

Contact  
BOWYER BRYCE  
Paul Quy  
020 8370 2539

Ref: 011650 [business.space@bowyerbryce.co.uk](mailto:business.space@bowyerbryce.co.uk)

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