

**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
------------------	-------------	-------------

### 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 incoming tenant

### VIEWING

Contact  
BOWYER BRYCE  
Ian Stewart or Paul Quy  
020 8370 2534 / 2539  
business.space@bowyerbryce.co.uk

Ref: 011650

### Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants 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.
- No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- All rents and prices quoted are exclusive of VAT (if chargeable).