

**TO LET**

**REAR SECOND FLOOR**

**OFFICE SUITE**

**68.55 SQ M (738 SQ FT)**



**BROSNAN HOUSE (2ND FLOOR, REAR SUITE)**

**DARKES LANE**

**POTTERS BAR**

**See important notice overleaf**

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## **BROSNAN HOUSE (2ND FLOOR, REAR SUITE) DARKES LANE POTTERS BAR**

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**DESCRIPTION & SITUATION** A second floor suite in this modern office building with shared male & 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**
- AIR CONDITIONING UNITS**
- SHARED WC'S/KITCHEN AREA**
- CAR PARKING SPACES**

**FLOOR AREAS** All dimensions and areas are approximate only

Rear Second Floor	68.55 sq m	738 sq ft
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**TERMS** The premises are available by way of a new lease for a term to be agreed.

**RENT** £10,500 per annum exclusive **SUBJECT TO CONTRACT**

**SERVICE CHG** Currently approximately £2,800 per annum

**RATES** To be advised

**LEGAL COSTS** To be borne by ingoing tenant.

**VIEWING** Contact Sole Agents  
BOWYER BRYCE  
Ian Stewart or Paul Quy  
020 8370 2534 / 2539  
Ref: 011141 business.space@bowyerbryce.co.uk

### **Important Notice**

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