

## TO LET

### SELF CONTAINED OFFICE SUITE WITH PARKING

### 107.39 SQ M (1,156 SQ FT)



**4 WYLLYOTTS PLACE  
POTTERS BAR  
HERTS EN6 2JD**

See important notice overleaf

# 020 8367 5511

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## WYLLYOTTS PLACE, POTTERS BAR, HERTS EN6 2JD

### DESCRIPTION & SITUATION

The property comprises a brick built self contained two storey office with secure self contained parking for 3 vehicles and an additional space located in the car park fronting the building.

The building is situated in Wyllotts Place which is in close proximity to Potters Bar Railway Station. Cockfosters Underground Station (Piccadilly Line) is approximately 5 miles distant with local bus services giving direct access. The main retail area of Potters Bar including Sainsbury's is also close by. The M25 Junction 24 is less than a mile and half to the south east giving access to the M11 to the east and the A1(M) motorway to the west.

### FEATURES

- SELF CONTAINED OFFICE
- GAS CENTRAL HEATING THROUGHOUT
- AIR CONDITIONING (TO FIRST FLOOR ONLY)
- MODERN KITCHENETTE
- GROUND FLOOR ACCESSIBLE TOILET
- FIRST FLOOR TOILET FACILITY
- COVERED PARKING FOR 3 VEHICLES + 1 EXTERNAL PARKING SPACE
- 3 PHASE POWER
- ADDITIONAL STORAGE SPACE TO LOFT AREA POTENTIAL FOR CONVERSION (SUBJECT TO PLANNING CONSENT)

### FLOOR AREAS

From a measured survey of the property on a net internal basis we calculate internal floor areas to be:

	(sq m)	sq ft
Ground Floor	34 sq m	366 sq ft
First Floor	73.39 sq m	790 sq ft

**Total Net Internal Area** **107.39 sq m** **1,156 sq ft**

### TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

### RENT

£19,500 pa excl.  
SUBJECT TO CONTRACT

### RATES

From verbal enquiry to the local charging authority.  
Rateable value £16,000  
Rates payable 2011/12 £6,928

### LEGAL COSTS

To be agreed.

### VIEWING

Strictly by appointment through Joint Agents  
BOWYER BRYCE  
Paul Quy  
020 8370 2539  
paul.quy@bowyerbryce.co.uk

Simon Scott  
01438 902082  
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### Important Notice

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- (ii) 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.
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