

**SELF CONTAINED OFFICES – FOR SALE**  
**1,410 SQFT (131.06 m<sup>2</sup>)**

**UNIT H, HOLLIES HOUSE, 230 HIGH STREET,  
POTTERS BAR, HERTS, EN6 5BL**



**DANGERFIELD  
PROPERTY**



**Dangerfield Property**

**Tel: 020 8886 7449**

**[dangerfieldproperty.co.uk](https://dangerfieldproperty.co.uk)**

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property. Dangerfield Property Ltd is a Private Limited Company registered in England and Wales, Registered Number 11815131 VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, HA1 3EX



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### **Location:**

The property is located on the north west side of High Street, adjacent to Potters Bar Bus Terminus. Potters Bar Station is within a mile, providing Overground train services to Central London via Finsbury Park (Piccadilly & Victoria Lines) with a journey time of approximately 15 minutes. Junction 24 of the M25 Motorway is a mile to the south, providing access to the national motorway network

### **Description:**

The premises comprise a self-contained first floor suite of offices, with independent ground floor entrance, within a five storey mixed use building. The premises are in excellent decorative condition with comfort cooling/heating and are arranged to provide a combination of open plan and cellular offices plus fully fitted kitchenette and male & female toilets. 4 on site car parking spaces are demised.

### **Floor Areas:**

Ground floor lobby	86 sqft	(8.0 m <sup>2</sup> )
First floor offices	<u>1,324 sqft</u>	<u>(123.06 m<sup>2</sup>)</u>
<b>Total</b>	<b>1,410 sqft</b>	<b>(131.06 m<sup>2</sup>)</b>

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**Terms:**

The premises are held under a lease for a term of 150 years from 18th November 2004, approximately 129 years unexpired. The ground rent is £300 per annum, increasing to £600 in 2029 and £1,200 in 2054.

**Price:**

£495,000 subject to contract, for the benefit of the long leasehold interest.

**Rateable Value:**

Interested parties are advised to make the own enquiries to [www.voa.gov.uk](http://www.voa.gov.uk)

**Energy Performance Certificate (EPC):**

D -85

**Viewing:**

Strictly by appointment with Sole Agents, Dangerfield Property.

Contact: Jeremy Dangerfield

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[jeremy@dangerfieldproperty.co.uk](mailto:jeremy@dangerfieldproperty.co.uk)

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