

KATHERINE HOUSE 9-11 WYLLYOTTS PLACE POTTERS BAR

EN6 2JD

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Office Building
LONG LEASEHOLD INTEREST - FOR SALE

KEY DETAILS

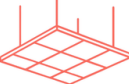
- Three storey office building
- On-site parking
- Mainline station adjacent
- Excellent natural light to all floors
- Double glazing
- Gas central heating

DESCRIPTION

The property comprises highly prominent purpose built offices of traditional brick construction under tiled roofs, arranged over ground and two upper floors.

The building benefits from double glazing, gas central heating, kitchen facilities and on-site parking.

AMENITIES

 Offices	 Suspended Ceiling	 Arranged over 3 floors	 Gas Central Heating
 Male, Female & Accessible WC's	 Kitchen	 On-Site Parking	 Town Centre Amenities



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Number 9	336.03	3,617
Number 11	226.96	2,443
TOTAL	562.99	6,060

These floor areas are approximate and have been calculated on a net internal basis.

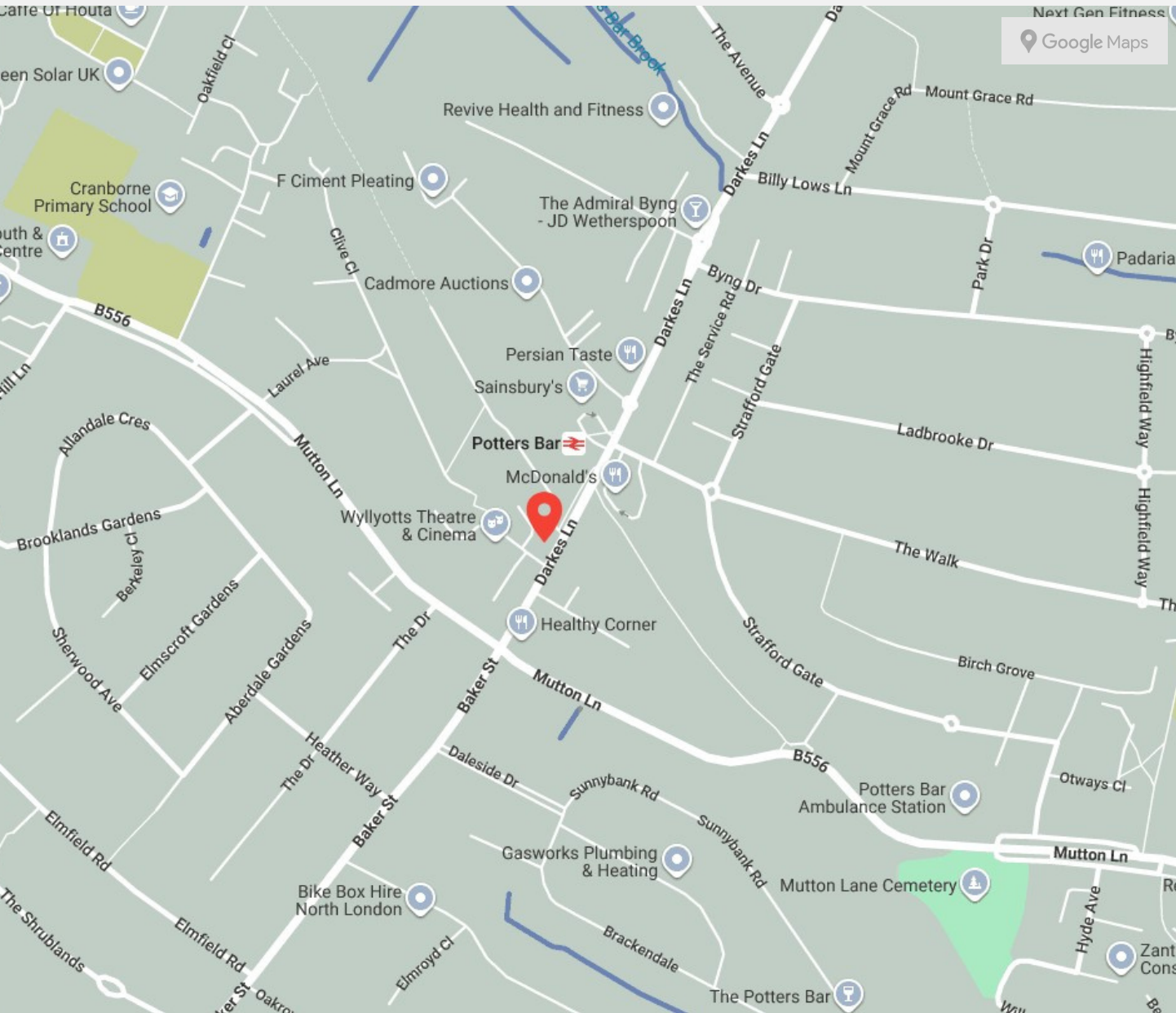
LOCATION

Potters Bar benefits from excellent access to the M25 motorway (Junction 24), which is situated less than a mile to the south. This in turn provides access to the national motorway network, most notably the M1 to the west and M11 to the east.

Katherine House is situated in a prominent position on Potters Bar High Street within a 2 minute walk of the train station, which provides a direct and frequent service to London Kings Cross, journey time of approx. 15 minutes.

TRANSPORT

-  M25 (Junction 24) - <1 mile
-  A1(m) (Junction 1) - < 1 mile
-  Potters Bar Train Station - 2 minute walk



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PRICE

Offers are invited in the region of £1,250,000 for both buildings in combination. Consideration will be given to sales of each building individually.

TENURE

The buildings are held on a long lease for a term of 125 years less 10 days from 12 October 1990, at a peppercorn rent without review.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of:

Number 9 - £67,500

Number 11 - £52,750

The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Hertsmere County Council - 020 8207 2277. Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The buildings have an EPC rating of:

Number 9 - C 68

Number 11 - B 42

Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

MAY 2026

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JULY 2025