



## Hollies House, Suite G

Potters Bar, EN6 5BL

### Modern Office Premises With Parking

**To Let**

**1,500 sq ft**  
(139.35 sq m)

- Good Natural Light
- Carpeted
- Intercom System
- Kitchenette & WC
- Air Conditioning
- Perimeter Trunking
- Central Heating
- Secure Gated Parking For 4 Cars

Summary

Available Size	1,500 sq ft
Rent	£32,000 per annum
Rates Payable	£9,606 per annum
Service Charge	£1,716 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	E (105)

Location

Hollies House is located towards the north end of High Street (the A1000) near the junction with Hatfield Road and Cotton Road. It is a lively area, with several shops, offices and industrial units within close proximity to the site, most of which are two or three storeys in height. The building does not fall within any of Hertsmeire Borough Council’s designated conservation areas, is not within the curtilage of a listed building and does not fall within a flood risk zone. However, as will be detailed later in the study, the development site is located adjacent to a Grade 2 listed building – The Green Man Public House. To the south of the site is the Potters Bar Bus Garage and Potters Bar Town Football Club, with Parkfield Open Space to the west, and Oakmere Park a short walk to the east. To the north is the National Trust-run Morven Park, which is in fact a recently adopted small area of green belt (November 2016). As such, the building and any potential development work, will be supplemented by public green space within a short walking distance from the building.

Description

The premises comprise self-contained offices on the first floor accessed via its own self contained entrance at ground floor level. The offices are mainly open plan with two separate private office areas. The premises are in good decorative condition, fully carpeted, air conditioned and benefits from four car parking spaces in the secure rear yard.

Rent

£32,000 pax

Lease

New full Repairing & Insuring Lease to be granted for terms of years to be agreed, subject to periodic Rent Reviews. The leases are to be granted outside the security of the Landlord & Tenant Act 1954.

Legal Fees

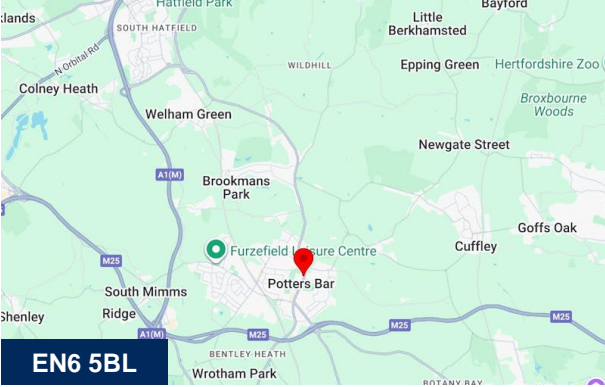
Each party to bear their own Legal Costs

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser / Tenant

Viewings

Strictly by appointment through owners Sole Agents



Viewing & Further Information



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