

**UNIT 1 (LH) PRODUCTION WAREHOUSE**  
**LOW COST COMMERCIAL SPACE IN POTTERS BAR**  
**20,065 SQ FT**

**FROM £6.50 PSF**



14.11ft (4.57m)  
clear headroom



Production  
warehouse



Dedicated parking  
within forecourt



Power supply  
500kva



Electrically operated loading  
door 5.49m(w) x 4m(h)



# FLEXIBLE USE TO SUIT YOUR BUSINESS

Cranborne House is located on the well established Cranborne Industrial estate and the last remaining unit to be let comprises a self contained ground floor unit of 20,065 sq ft (1,864 sq m) GIA. It benefits from an electric roller shutter loading door and concrete forecourt. The accommodation is currently "shell and core" with concrete slab and roof supported on columns.

It offers extremely cost effective production and warehousing space. The adjacent unit is occupied by H.R. Owen as a service centre for Bentley. Other recent lettings have been completed to Vertical Leisure Unit 3 (39,698 sq ft) and Steins Food Unit 2 (front 21,422 sq ft). And more recently Aqualona, one of our existing tenants is expanding within Cranborne House and taking Unit 4 (39,999 sq ft).

## AMENITIES



3 Phase  
power supply  
500kva



24 hour use



Lighting to  
warehouse



Dedicated parking  
in forecourt  
(additional spaces  
by negotiation)



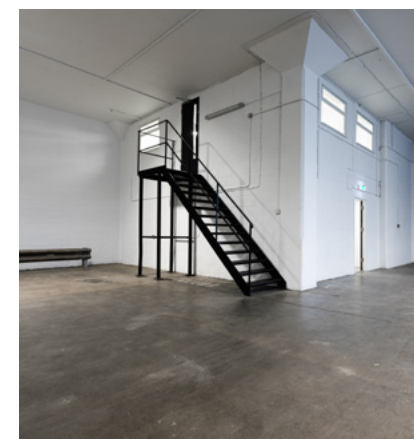
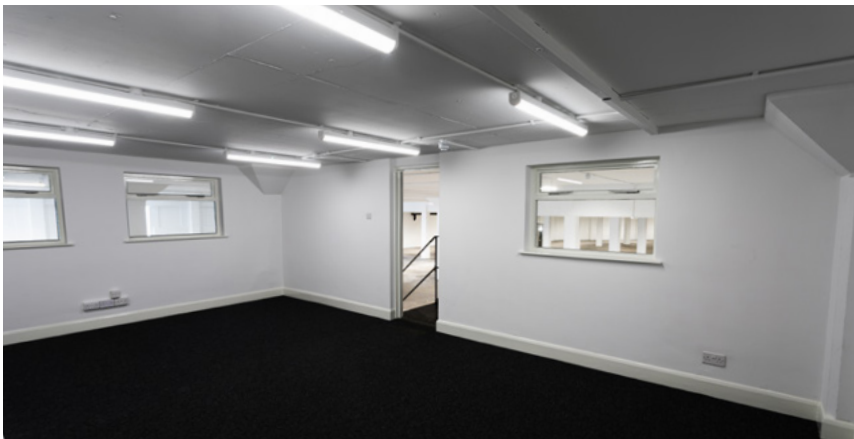
Dedicated  
WC's



Eaves height  
4.57m

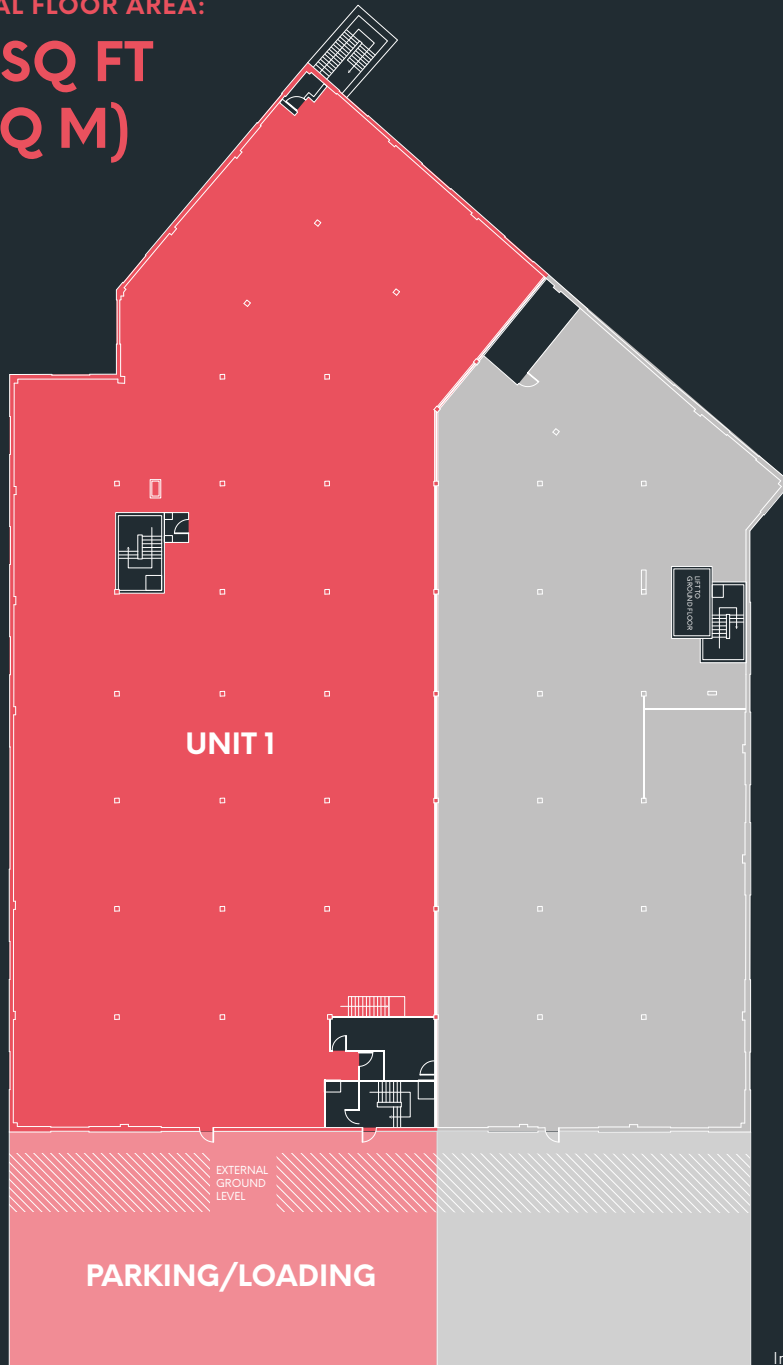


Electrically operated  
loading door  
5.49m(w) x 4m(h)



GROSS INTERNAL FLOOR AREA:

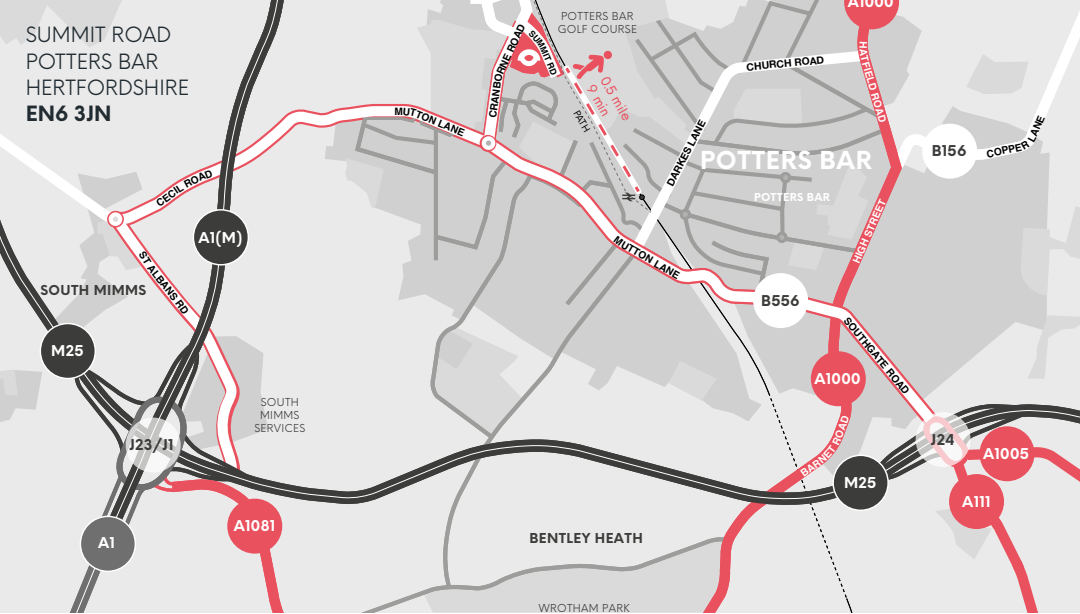
**20,065 SQ FT**  
**(1,864 SQ M)**



Indicative floor plan

The available Unit 1 (LH) is located at ground floor and is accessible by way of a dedicated forecourt providing good car parking and loading via a roller shutter door. There are 2 small offices of 241 sq ft and 330 sq ft.





## LOCATED 2 MILES TO THE NORTH-EAST OF JUNCTION 23 OF THE M25

The property is situated in a prominent corner location fronting the main estate road on the Cranborne Industrial Estate. The estate is located approximately 2 miles to the north-east of Junction 23 of the M25 (South Mimms) and also 2 miles northwest of Junction 24 of the M25 (Potters Bar). Potters Bar Town Centre lies approximately 1 mile to the east of the property with an array of shopping facilities and also has a fast railway connection to the City and West End and Darkes Lane provides the main shopping area.

### DRIVE TIMES

Potters Bar Train Station	1.2 miles	M11 Junction 6	16.1 miles
M25 Junction 24	2.6 miles	A10	9.2 miles
M25 Junction 23	5.4 miles	Central London	17.4 miles
M1 Junction 6	8.7 miles		

### RENT/TERMS

From £6.50 per sq ft per annum exclusive. To let on a new lease on terms to be agreed.

### EPC

Rating: D91

The full EPC and recommendation report can be viewed and downloaded from our website.

### VIEWING

By appointment through Joint Sole Agents:



**01727 575445**  
www.kirkbydiamond.co.uk

**PAUL QUY**  
07917 268 653  
paul.quy@kirkbydiamond.co.uk

**EAMON KENNEDY**  
07887 835815  
eamon.kennedy@kirkbydiamond.co.uk

### BUSINESS RATES

To be advised.

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

### LEGAL COSTS

Each party to bear their own legal costs.



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