

TO LET

17,472 Sq Ft

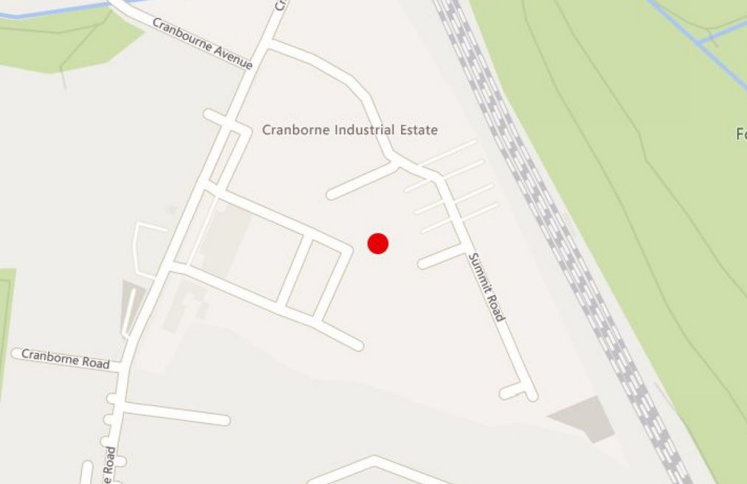
(1,623.15 Sq M)

- › Great access to the M25 & A1(M)
- › Head Office / Showroom / Warehousing
- › Designated onsite parking - 10 spaces
- › Shared use of 10 EV chargers
- › X2 Level loading shutters
4.25m w x 3.5m h via shared apron



The Undercroft Summit House

Summit Road, Potters Bar, EN6 3ER



LOCATION

- In a strong strategic location almost equal distance from the M25 (junctions 23 & 24) and A1(M) South Mimms.
- The building is visible from the main Cambridge to Kings Cross railway line, forms part of the popular Cranborne Industrial Estate which is the main industrial area in Potters Bar.
- The Town Centre shopping area in Darkes Lane together with Potters bar the mainline station, is approximately 1 mile to the west.

 what3words

///humble.ropes.defend

 Google Maps

Click here

DESCRIPTION

- Situated on the Cranborne Industrial Estate, Potters Bar.
- Forming part of Summit House, the undercroft was formerly the head office of a fashion brand and used as offices, showroom and warehousing, with loading via the shared apron with Cranborne House.
- Currently benefiting from modern office/ showroom area with glazed partitioning and tiled flooring.
- The Warehouse areas are mostly open plan with roller shutter loading doors.
- Min working height 3.14m max 3.7m

TERMS

Available by way of a new lease for a term to be agreed at a rent of £126,000. VAT is payable.

ACCOMMODATION

Total **1,623.15 SQ M** **17,472 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-71

Business Rates: Available upon request

Service Charge: There is a service charge for the building -2025/26 £0.06p psf

Estate Charge: The estate service charge - 2025/26 is £0.22p psf

CONTACT:

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