

# To Let

## Units 1 & 2, Summit Centre, Summit Road, Potters Bar, Hertfordshire, EN6 3QW

22,858 to 47,958 sq ft (2,123.58 to 4,455.44 sq m)

- Available as a whole or in two sections
- Approximately 2 miles to the north-east of J23 of M25 (South Mimms)
- 2 miles north-west of J24 of M25 (Potters Bar)
- Public Footpath from Potters Bar Railway Station, c. 15 mins walk



## Location

The estate is located approximately 2 miles to the north-east of Junction 23 of the M25 (South Mimms) and also 2 miles north-west 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.

## Description

The premises comprise of modern steel framed profile clad sheeting warehousing with two-storey office pods to the front. The units are available as a whole or in two sections.

## Amenities

- 8 metre clear headroom
- 5 level access doors
- Rear fenced yard
- Potential for secure loading forecourt
- Units available together or separately

## Accommodation

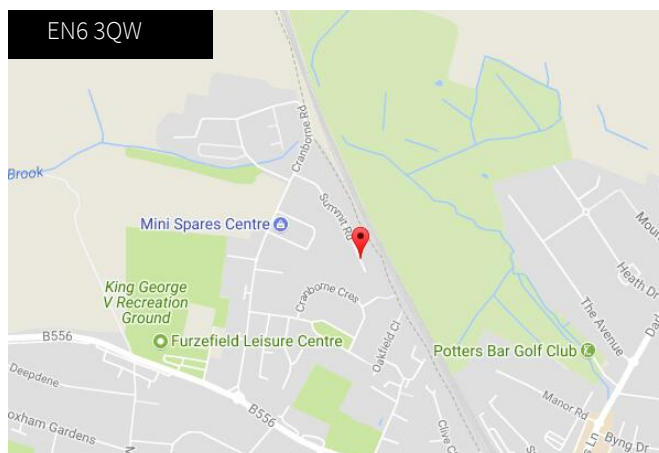
Description	Sq ft	Sq m
Unit 1 - Warehouse	20,641	1,917.55
Unit 1 - Office	2,217	205.96
Unit 2 - Warehouse	20,805	1,932.78
Unit 2 - Office	4,295	399.01
<b>Total</b>	<b>47,958</b>	<b>4,455.30</b>

## EPC

This property has been graded as 112 E.

## Rent

Available on Request



## Contacts

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