

# TO LET

## SECURE OPEN STORAGE YARD/S & PARKING

Approx. 4,900-12,044 sq ft (455.21-1,118.88 sq m)



**Yard/s Plot 1 & 2  
Summit Road  
Potters Bar  
EN6 3QW**

- ☐ Secure fenced site/s
- ☐ M25 Jct 24 (Potters Bar) 2.6 miles
- ☐ M25 Jct 23 (South Mimms) 5.4 miles
- ☐ M25 Jct 25 (Enfield) 8.5 miles

See important notice overleaf

# 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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## Description

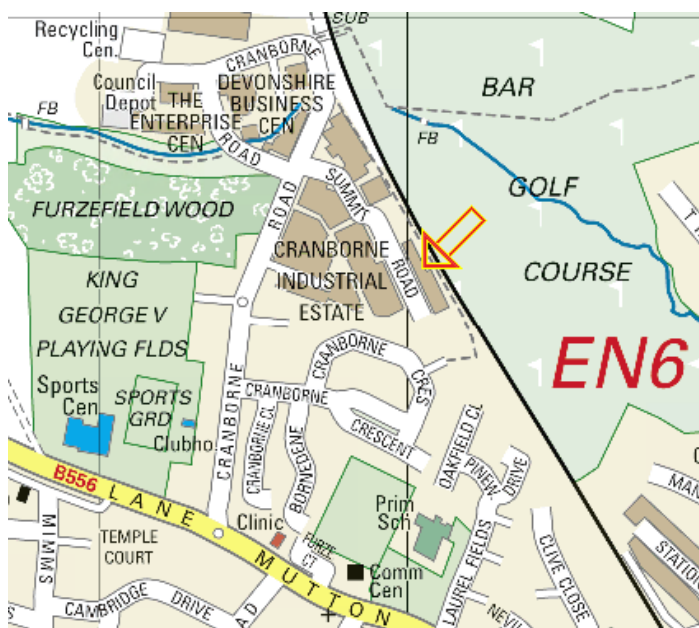
Secure fenced plots.

Note: There are no electricity or water connections to these plots, so occupiers will need to arrange their own generators and portaloos.

## Location

Yard Plots 1 & 2.

Summit Road forms part of a private industrial estate 2.2 miles to the north-east of Jct 23/M25 and also 2 miles to Potters Bar Jct 24/25. Potters Bar town centre lies approx. 1 mile to the east, with an array of shopping and also has a fast railway connection to the City and West End.



## Site Areas

Site areas are approximate only.

	Sq ft	Sq m
YARD PLOT 1	4,900	455.21
YARD PLOT 2	12,044	1,118.88

## Terms

The plots are available to let on new leases together or separately for a term to be agreed.

## Rent

YARD PLOT 1	£12,250 pax
YARD PLOT 2	£30,110 pax

All prices are subject to VAT if applicable  
**SUBJECT TO CONTRACT.**

## Business Rates

Rateable value 2019/2020 £To be assessed  
Rates payable £TBA

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

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment through joint agents  
Bowyer Bryce and Granby Martin.

## Contact



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