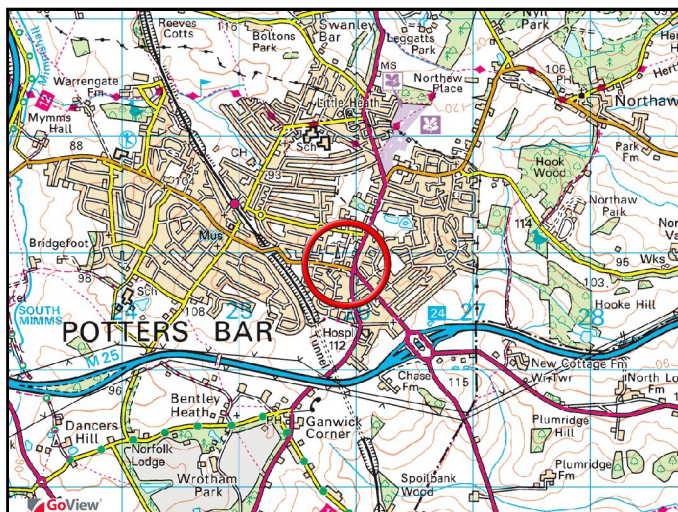




MAPLE HOUSE, HIGH
STREET, POTTERS BAR, EN6
5BS

**TO LET
AVAILABLE**

1,105 TO 19,185 SQ FT (102.66 TO
1,782.33 SQ M)



LOCATION

Potters Bar is located to the north of the M25 (Junction 24), 15 miles to the north west of central London, 10 miles north east of Watford and 5 miles south of Hatfield.

DESCRIPTION

There are excellent road links being situated between junctions 23 and 24 of the M25. The M1 lies 8 miles to the west and the A1(M) is off Junction 23 of the M25. Potters Bar railway station offers a frequent service to King's Cross and Moorgate of less than 20 minutes journey time.

Maple House is prominently situated on Mutton Lane less than half a mile from the M25 motorway at the junction of Southgate Road, which links Potters Bar to the M25, and the High Street.

Maple House is a multi-story office building providing office space from 1,105 SQ FT. The building has efficient floor plates with an abundance of natural light.

- Air-Conditioning
- Refurbished
- Suspended ceilings
- 3x passenger lifts
- Manned reception
- Perimeter trunking

ACCOMMODATION

Floor Area	sq ft	sq m
Part Lower Ground Floor	1,105	102.66
5th Floor	3,949	366.87
6th Floor	3,949	366.87
8th Floor	3,949	366.87
9th Floor	3,949	366.87
Part 11th Floor	2,284	212.19

TERMS

Part Lower Ground Floor - £10 per sq ft

6-9th Floors - £17 per sq ft

Part 11th Floor - £18 per sq ft

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATES

£6.39 per sq ft (2016/17) approx.

EPC

An EPC is available on request.

VIEWING

Strictly by appointment through sole agents dohertybaines. Contact:

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dohertybaines Ltd is a limited company registered in England and Wales with Company No. 8560554.

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Misrepresentations Act 1967:

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. September 2016