



## 14a Cranborne Industrial Estate

Cranborne Road, Hertfordshire EN6 3JF

**LIGHT INDUSTRIAL  
UNIT TO LET**

Guide Price:  
**Let:** £38,000 Per Annum







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14a Cranborne  
Industrial Estate

# Executive Summary



## PROPERTY TYPE

Light Industrial



## SIZE

3,955 sqft



## COMMERCIAL / RESIDENTIAL

Commercial



## CLOSEST TRAIN STATION

Potters Bar  
Train Station  
(0.7 miles)





## 14a Cranborne Industrial Estate

### About 14a Cranborne Industrial Estate

#### Property

A rare opportunity to let a 3,955 sq ft (368.4 sqm), two-storey E use class light industrial warehouse with offices, located in Potters Bar's established industrial district - just 15 miles north of Central London.

#### Description

A flexible light industrial unit featuring mezzanine office space, a large outbuilding suitable for storage, and 7–8 allocated parking bays. The internal layout is evenly split between ground and first floors, making it ideal for a variety of business uses. Access is provided via an electric roller shutter, with two stairwells leading to the upper level.

**The ground floor** is currently configured as a workshop/warehouse and offers flexibility for reconfiguration to suit operational needs.

**The first floor** is currently configured as offices with storage, but stud walls can be easily removed to create an open-plan space or adapted to specific needs. Forklift access is also possible for handling bulky or heavy items.

Amenities include WCs and a kitchen on both floors.

**Offered with vacant possession**, this well-positioned unit presents strong potential for customisation and efficient use of space to suit a variety of business needs.





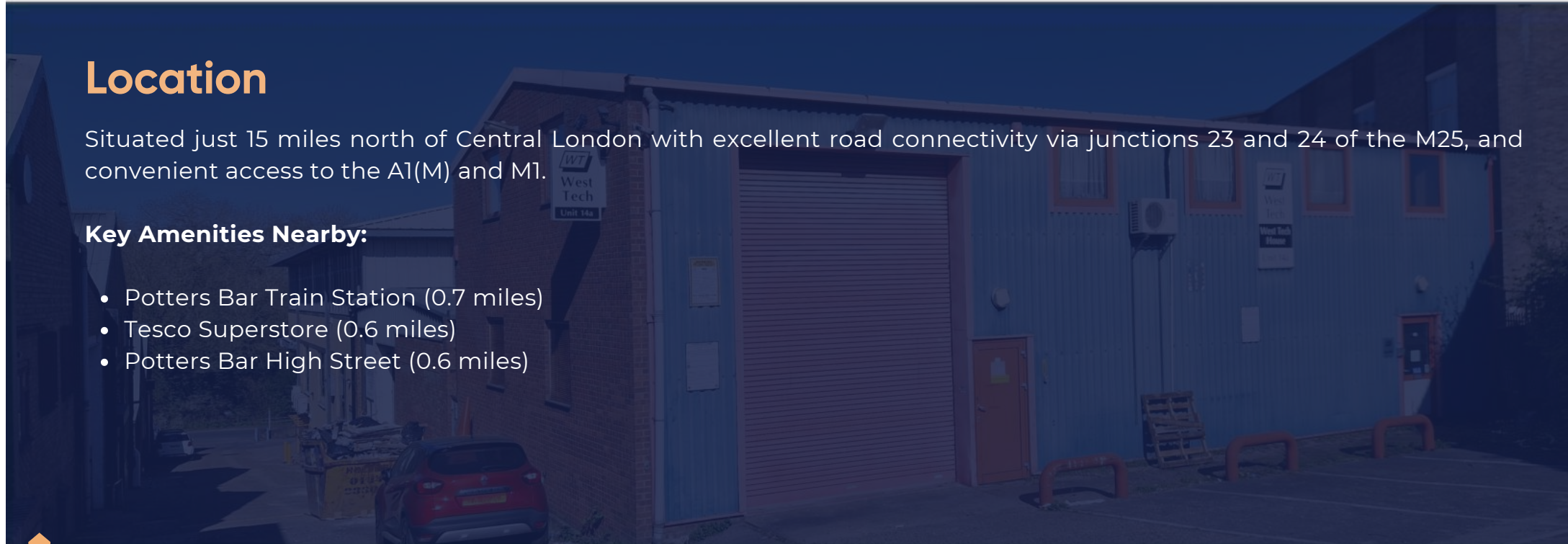


## Location

Situated just 15 miles north of Central London with excellent road connectivity via junctions 23 and 24 of the M25, and convenient access to the A1(M) and M1.

### Key Amenities Nearby:

- Potters Bar Train Station (0.7 miles)
- Tesco Superstore (0.6 miles)
- Potters Bar High Street (0.6 miles)



# Floorplan



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## Further Information:

### PROPOSAL:

Let: £38,000 per annum.

Exclusive. Lease terms subject to negotiation.

### VAT:

The site is not elected for VAT

### RATING:

According to the Valuation Office Agency, the Rateable Value for 2025/26 is £37,750, with rates payable of approximately £18,000. Interested parties are advised to make their own enquiries to verify this information.

### VIEWINGS:

Available strictly by appointment only



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