

## Cranborne Road, Potters Bar, Herts, EN6

**£299,950**

- LIGHT INDUSTRIAL UNIT
- PARKING X 3
- GROUND AND FIRST FLOOR
- CRANBORNE INDUSTRIAL ESTATE
- NEW ROLLER SHUTTERS

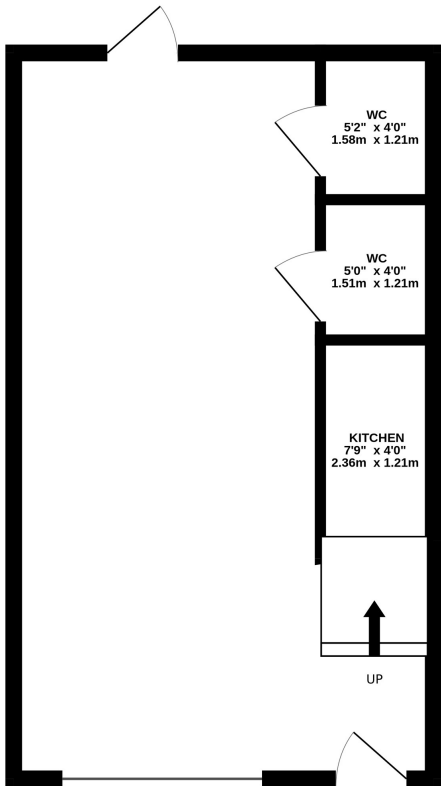
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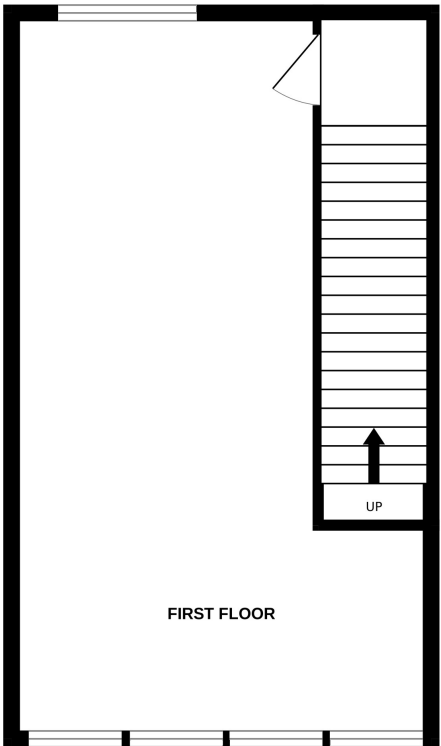
This superb light industrial unit is offered for sale in Cranborne Industrial Estate in Potters Bar with access via A1M and M25. The unit has the benefit of two parking spaces to the front and one to the rear. The ground floor is opne plan with kitchen area under the staircase and two toilets, whilst the first floor is open plan and dual aspect.

Viewing advised

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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