



TO LET - BUSINESS PREMISES

- Pleasant rural setting
- Cuffley – 0.8 mile
- Northaw – 1.3 miles
- Potters Bar – 2.9 miles
- M25 – 4.4 miles
- A10 – 4.8 miles
- A1(M) – 7.4 miles

172 ft² – 1,963 ft²

Northaw Road

Potters Bar EN6 4

www.weldonbeesly.com

WeldonBeesly

Enquiries

01279 798866

info@weldonbeesly.com

A former farm site offering spaces suitable for storage, light industrial and office uses that could be used for Business Purposes (subject to any necessary consents). A range of five units, together with four storage containers, available to let either individually or as a whole.

Unit	ft ²	£pcm
Cabin Office	171.98	£450
Stable Office	968.3	£2,250
The Store	724.23	£1,000
The Barn	1963.1	£2,000

Cabin Office- A pleasant and private office space featuring air conditioning, a gravel patio, and designated parking.
EPC Rating- A

Stable Office- Comprising four office rooms, a stationery/utility cupboard, a spacious kitchen, a WC and shower room, the office also benefits from ample designated parking.
EPC Rating- D

The Store- A converted stable block providing versatile space suitable for dry storage or workshop use (subject to consent), featuring a concrete floor and roller shutter door.

The Barn- A clearspan, timber framed building with concrete floor providing versatile space suitable for dry storage or workshop use (subject to consent).

TERMS

Flexible, but on an insuring basis and with the Security of Tenure Provisions of the Landlord & Tenant Act 1954 contracted out. A deposit equal to 2 months rent will be payable. References will be required.

BUSINESS RATES

Rates are currently not payable. If they do become payable, payment would become the Tenant's responsibility.

VIEWINGS

Strictly by prior appointment and only after having completed a short Business Use questionnaire. The Landlord owns the adjoining residential properties, so any use would have to fit in with their enjoyment of their surrounding property. No motor trade.

LEGAL COSTS

The Tenant is responsible for the Landlord's reasonable legal costs of £750 plus vat for the preparation of a Business Tenancy Agreement and undertaking Tenant checks. £500 plus vat of this is payable in advance.

TENANT CHECK

As part of the letting process, Weldon Beesly undertake due diligence checks on the Tenant. Where the Tenant is a Company, checks will also need to be taken on the beneficial owner/s.



IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

- 1: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
- 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Lessor(s) must satisfy themselves by inspection or otherwise.
- 3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Lessor(s) is/are responsible for making their own enquiries in this regard. Particulars of let prepared in November 2025.



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WeldonBeesly

Rural property
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