



BEAUFORT PARK

LONDON NW9

NEW BUILD COMMERCIAL INVESTMENT
PORTFOLIO FOR SALE

Investment Summary

- 9 Ground Floor Units For Sale
- For sale as a portfolio or break up considered
- High quality mixed use development by one of London's leading developers
- All leases over 975 years
- Located in one of London's key regeneration zones
- Adjacent to Hendon RAF museum
- Attractive NIY of 7% on units (assuming 6% purchaser's costs) and capital value of £258 psf
- **Total sale price £3,271,000**



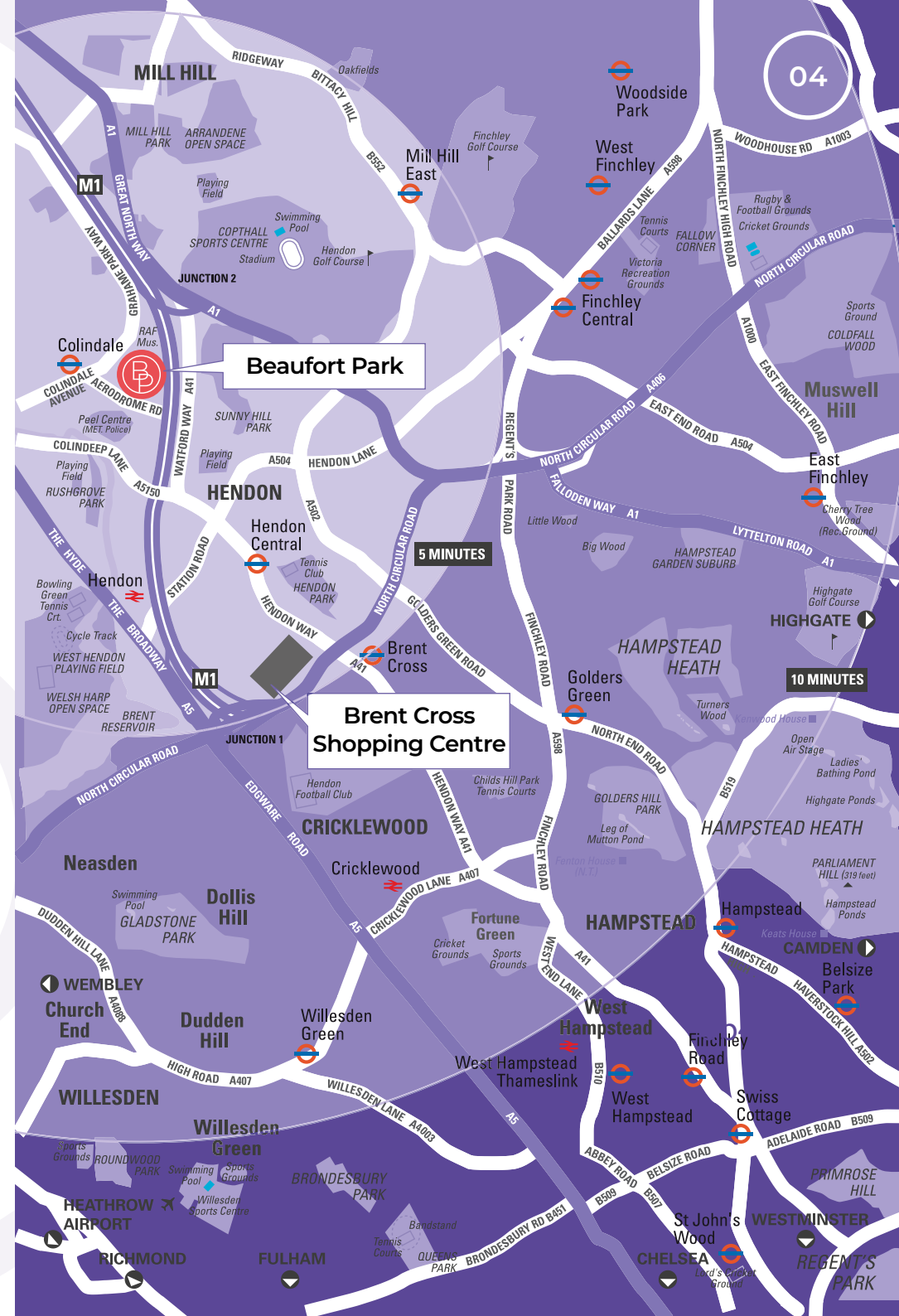
Beaufort Park

The St George Development at Beaufort Park began in 2005 and kickstarted the regeneration of the Colindale Area after being identified as an area of intensification by The Mayor of London. Beaufort Park consists of over **3,500** new homes and **100,000 sq ft** of commercial space. There are approximately **8,000** residents within the scheme and **33,000** residents within close proximity. Colindale has undergone extensive regeneration and has established itself as a key central hub in North London.

The area has shown huge population growth and plans have been approved by Barnet council to provide a further **10,000 homes by 2024**. Paired with the population growth Colindale has also become a vibrant commercial centre with a wide range of retail and leisure offerings on its doorstep. With it's close proximity to Middlesex University, Brent Cross, Saracens Rugby and Wembley stadium and good travel links into the City & West End, Colindale is a hub for a mix of students and professionals.



Location



Location & Connectivity

DRIVING

Beaufort Park is located in Colindale between Aerodrome Road and Grahame Park Way. It benefits from excellent road links, with Aerodrome Road being directly accessed from the A41 (Watford Way) which provides connectivity to the M1 and A406 (North Circular). The A5, close by directly connects with Central London.

PUBLIC TRANSPORT

Colindale Underground Station (Northern Line) lies 0.4 miles away from the scheme approximately a 7-minute walk and provides direct access into the City and West End in approximately 20 minutes. Numerous bus routes connect the scheme to the rest of North London and additional routes into the West End.

Colindale
0.4 Miles



7
mins



2
mins



Hendon
1.8 Miles



29
mins



6
mins



Mill Hill
Broadway
1.5 Miles



29
mins



5
mins



Euston



30
mins



32
mins

Bank



50
mins



45
mins

Local Occupiers

● RETAIL

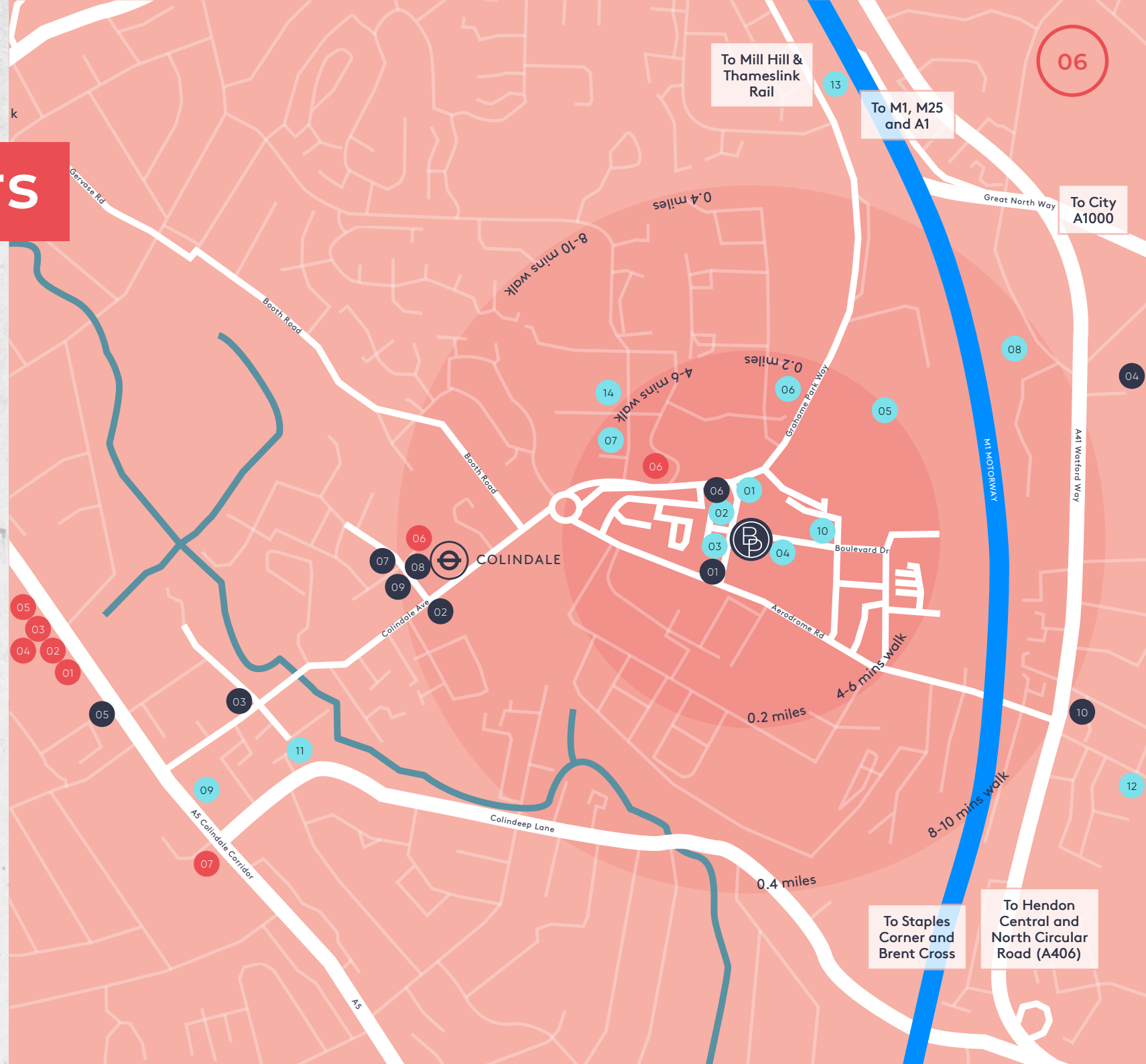
- 01 Morrisons Superstore
- 02 Asda Superstore
- 03 M&S Foodstore
- 04 Wilko
- 05 Aldi
- 06 Sainsbury's
- 07 Colindale Retail Park

● LIFESTYLE

- 01 Bright Horizons Nursery
- 02 Tesco Express
- 03 Beaufort Park Dry Cleaners
- 04 Beaufort Dental Clinic
- 05 RAF Museum
- 06 Hendon Football Centre
- 07 Colindale Library
- 08 The Laboratory Spa & Health Club
- 09 The Gym London
- 10 Driving Test Centre (DVLC)
- 11 Colindale Technology Park
- 12 Middlesex University Campus
- 13 Amazon's New Distribution Centre
- 14 Barnet College Campus

● RESTAURANTS / CAFES / PUBS

- 01 Jun Ming Xuan
- 02 Costa Coffee
- 03 Chandos Arms
- 04 Sunnyhill Park Cafe
- 05 Bang Bang Oriental Food Hall
- 06 The Beaufort Pub & Dining
- 07 Spaccanapoli Italian
- 08 ITJL
- 09 Mibento Taiwanese
- 10 Soor Restaurant





Site Plan

KEY

- Let units within portfolio
- Potential additional units within portfolio

Amenities



Colindale benefits from a diverse range of amenities, including the RAF museum which attracts in excess of 900,000 visitors per annum, located adjacent to Beaufort Park. Brent Cross Shopping Centre which provides over 900,000 sq ft of retail and restaurant offerings is also located 2 miles away from the scheme. Middlesex University, who also form a part of the Beaufort Park scheme is only 0.6 miles away, Beaufort Park is known to be home to many of the students there.



Description Summary

All the commercial units included in the sale are on the ground floor and street facing. While the fit outs of each unit vary, they all benefit from being connected to all mains services including, drainage, water, gas and electricity. They also benefit from floor to ceiling glass frontage and are fully DDA compliant.



Beaufort Park



Professional onsite
maintenance and
management team



5 minutes from Brent
Cross shopping centre
and Saracens rugby club

42

Commercial
units

30

Minutes from
central London



Located adjacent
to Royal Air Force
Museum

8,000

Residents



Landscaped gardens
and parkland



10,000 new homes
planned in area over
next 4 years

25

Acres site



Supermarkets, coworking space,
offices, gym, restaurants and retail
creating a vibrant neighbourhood

The Neighbourhood



Tenancy & Occupation

12



Let Units

UNIT	TENANT	RENT (PA)	LEASE START	EXPIRY DATE	SIZE	RENT DEPOSIT
15b	W Wedding	£20,720	30.08.17	30.08.27	1,036 ft ²	£12,432
6	Beaufort Park Dry Cleaners	£17,000	11.12.14	11.12.24	505 ft ²	£10,200
7	Note machine	£1,675	28.07.14	27.07.24	81 ft ²	N/A
24	Tokyo Akafudaya	£25,000	15.03.19	14.03.34	1141 ft ²	£12,500
34	Hannah Beauty	£18,500	02.12.16	02.12.26	929 ft ²	£18,000
18	Middlesex University	£29,744	29.05.13	29.05.23	1,608 ft ²	N/A
17	Middlesex University	£39,234	06.10.21	06.10.21	2,122 ft ²	N/A
19	Middlesex University	£41,250	13.04.21	13.04.21	2,130 ft ²	N/A
8	The Social and Mangrove	£54,000	New 10 year lease in solicitor's hands		2,997 ft ²	N/A
TOTAL: £247,123			TOTAL: 12,649 ft ²			
PORTFOLIO TOTAL VALUE:						£3,271,000

Offers for individual units will be considered. Additional units may be available on request.

Terms

LEGAL COSTS

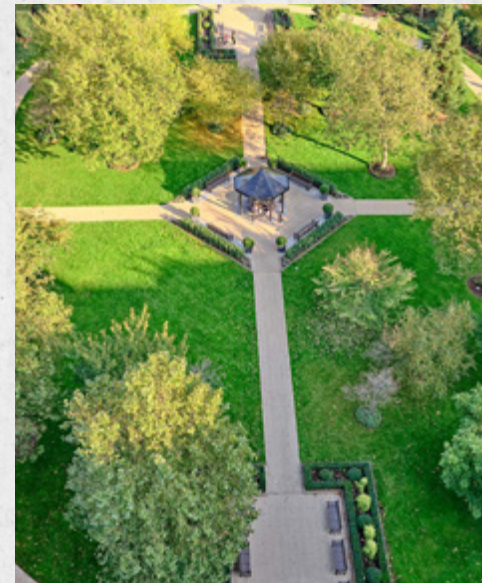
Each party to pay their own legal costs.

VAT

Payable on the purchase.

PROPOSAL

Offers considered for the entire portfolio in excess of £3,271,000. This represents a net initial yield of 7% after 6% purchaser's costs and a capital value of £258 psf.



Sint.
020 7763 6363

Daniel Harris

Email: daniel@sint.co.uk
Tel: +44 (0)20 7763 6375

David Raymond

Email: david@sint.co.uk
Tel: +44 (0)20 7763 6363



Tel: 020 8958 5040 www.petermans.co.uk

Howard Peterman

Email: howard.peterman@petermans.co.uk
Tel: +44 (0)20 8958 5040



Berkeley
Group

Proud to be a member of the
Berkeley Group of companies



St George
Designed for life

Sint and Petermans give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Sint and Petermans has any authority to make any representation or warranty whatsoever in relation to this property. October 2020. Map data ©2020 Google Maps.

Designed by www.darwooddesign.com