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A RANGE OF GROUND FLOOR COMMERCIAL UNITS  
FOR SALE OR TO LET



# BEAUFORT PARK

LONDON NW9

FROM 1,106 SQ FT TO 1,951 SQ FT

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# The Opportunity

- A selection of GF units from 1,106 to 1,951 sq ft
- All uses considered
- Options for fitted and unfitted units
- Rents from £20 per sq ft
- Purchase prices from £250 per sq ft
- Located in a vibrant development with landscaped grounds and 3,500 new build homes
- Over 100,00 sq ft within the scheme and 8,000 residents





# 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 West 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**. 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

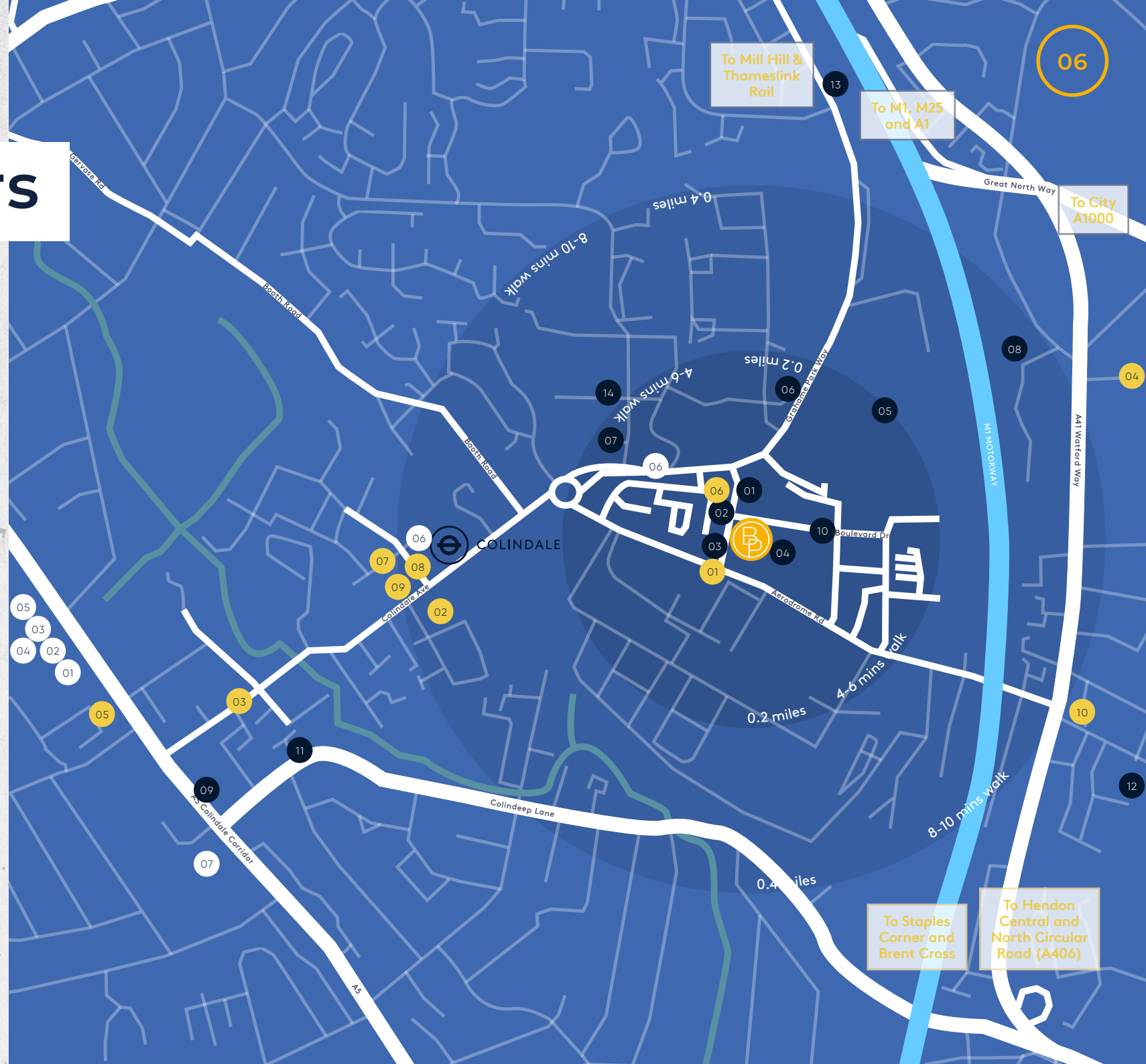
- 01 Morrisons Superstore
- 02 Asda Superstore
- 03 M&S Foodstore
- 04 Wilko
- 05 Aldi
- 06 Sainsbury's
- 07 Colindale Retail Park

## ● 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

Available to buy or to let

Under offer to let



# Amenities



Beaufort Park provides a diverse range of occupiers and services to cater to its residents and business's needs, including a dedicated on site management team. The occupiers include an on-site spa, Tesco Express, The Beaufort Pub, Bright Horizons Nursery, an award winning Chinese Restaurant, other cafes and restaurants plus numerous other retailers and medical and office occupiers. Brent Cross Shopping Centre, The RAF museum and Middlesex University are also all within close proximity.

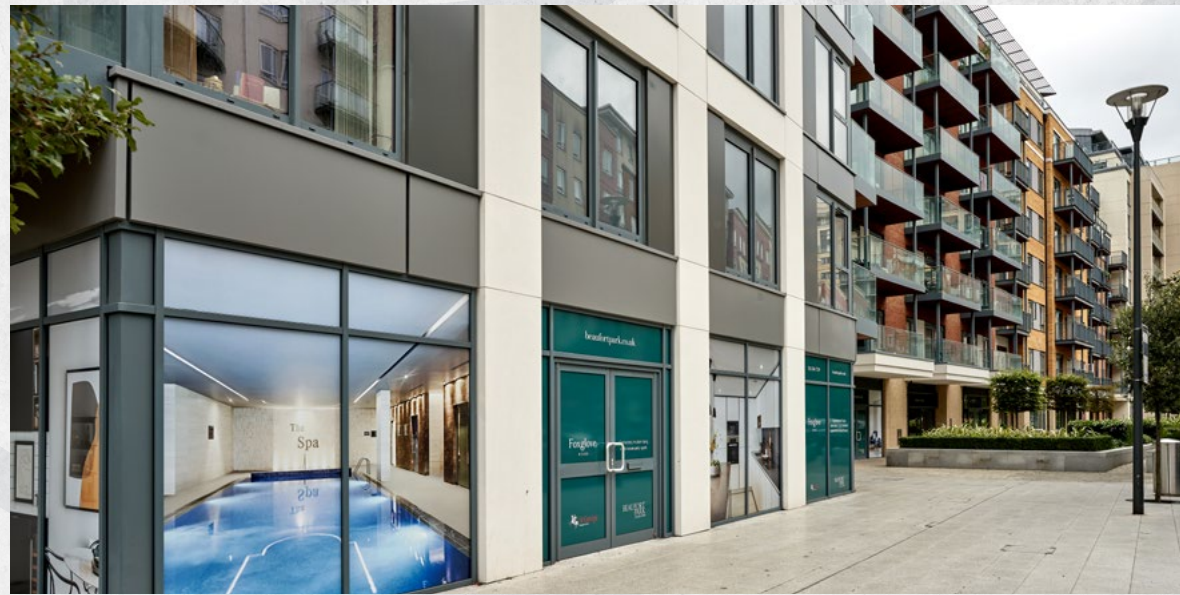




# Availability

All available units on the scheme benefit from street frontage and full height glazed frontage. Whilst most of the spaces have already been fitted out, they are all connected to mains services including drainage, water, gas and electricity. All units are DDA Compliant.

UNIT	SIZE (SQ FT)	RENT	DESCRIPTION
13	1,517	£37,925	A fully fitted office with a meeting room & staff breakout room
16	1,951	£48,775	A fully fitted medical clinic with multiple consultation rooms and reception area
31	1,686	£42,150	A fully fitted fitness studio with multiple studios & reception
35	1,355	£33,875	A fully fitted office with large storage facilities and breakout area
37	1,106	£22,120	Shell & core
38	1,420	£28,400	Shell & core





# The Spaces

## UNIT 13 – OFFICE

### Amenities

- Underfloor trunking
- Aircon & heating
- Disabled W/C
- Kitchenette
- Meeting room
- LED lighting



### Terms

- 1,517 sq ft
- Rent: £37,925 per annum
- Sales price: £455,100
- Service Charge £2,131.2 per annum
- Rates payable approx £14,607

## UNIT 16 – MEDICAL CLINIC

### Amenities

- Fully fitted medical unit
- Reception area
- Multiple consultation rooms
- Aircon & heating
- Disabled W/C & shower
- Kitchenette
- LED lighting



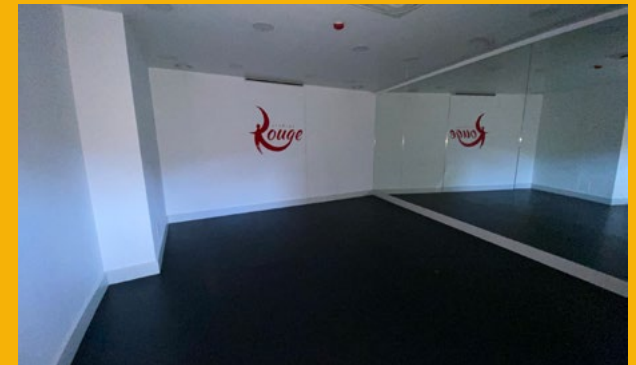
### Terms

- 1,951 sq ft
- Rent: £48,775 per annum
- Sales price: £585,300
- Service Charge £2739.61 per annum
- Rates Payable £10,056 approx

## UNIT 31 – DANCE STUDIO

### Amenities

- Fully fitted dance studio
- Reception area
- Multiple studios
- Aircon & heating
- Staff breakout area



### Terms

- 1,686 sq ft
- Rent: £42,150 per annum
- Sales price: £505,000
- Service charge £1,917
- Rates payable £13,198 per annum



# The Spaces

## UNIT 35 – OFFICE

### Amenities

- Fully fitted office
- Large Storage space
- 2 meeting rooms
- Aircon & heating
- Underfloor trunking
- LED lighting
- Kitchenette



### Terms

- 1,355 sq ft
- Rent: £33,875 per annum
- Sales price: £406,500
- Service charge £960 per annum
- Rates payable £6,751 per annum

## UNIT 37 – SHELL & CORE

### Amenities

- Shell & Core
- Connection to electricity, water, drainage & gas
- Ready for tenant's fitout



### Terms

- 1,106 sq ft
- Rent: £22,120 per annum
- Sales price: £276,500
- Service charge TBA
- Rates TBA

## UNIT 38 – SHELL & CORE

### Amenities

- Shell & Core
- Connection to electricity, water, drainage & gas
- Ready for tenant's fitout



### Terms

- 1,420 sq ft
- Rent: £28,400 per annum
- Sales price: £355,000
- Service charge TBA
- Rates TBA



# 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



## EPC

Available on request

## FLOORPLANS

Available on request



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