
LAST REMAINING COMMERCIAL UNITS
AVAILABLE FOR SALE / TO LET



BEAUFORT
PARK

LONDON NW9

FULLY FITTED GROUND FLOOR UNITS SUITABLE FOR A VARIETY OF USES

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.

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.

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



Unit 31

This unit is located at the southern side of the scheme, facing Aerodrome Road. The property is fitted as a dance studio with stud partition walls.

Size: 1,686 sq ft.

Amenities



DDA
Compliant



Fully glazed
frontage



Ceiling mounted
LED lighting



Soundproof
Rooms



Reception &
Lobby area



Air conditioning
& Heating



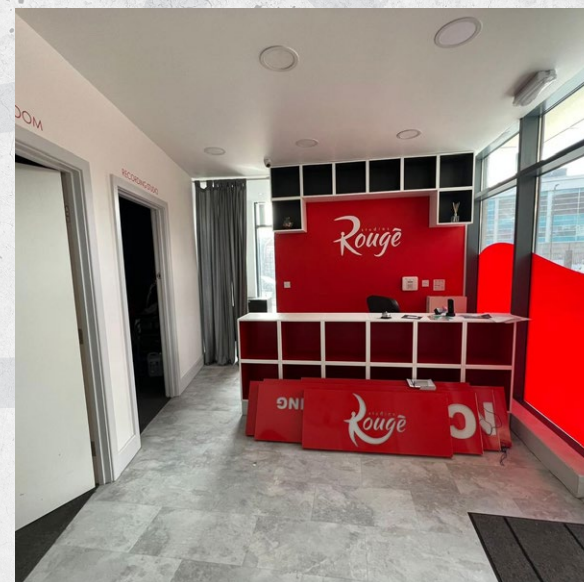
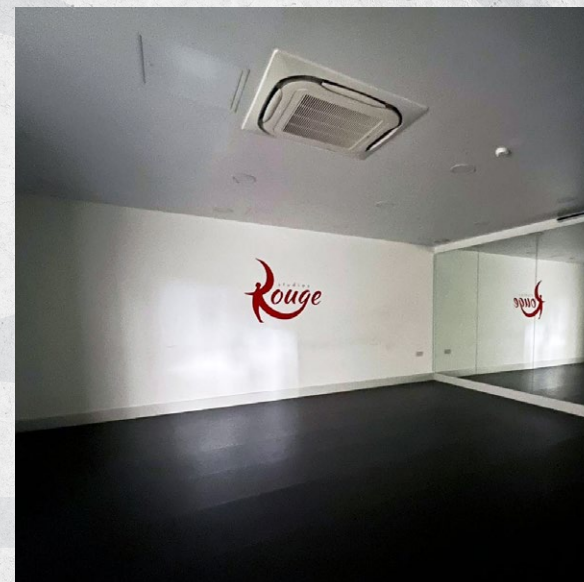
Staff
breakout area



Kitchenette



W/C



Terms

The property is available for sale or to let on the following terms:

USE: The property benefits from Class E use and is suitable for a variety of different uses including, retail, office, restaurant, financial services and some leisure uses.

SALE TERMS

PRICE: £505,800

TENURE: Long Leasehold of 999 years from January 2005 at a peppercorn ground Rent.

LEASE TERMS

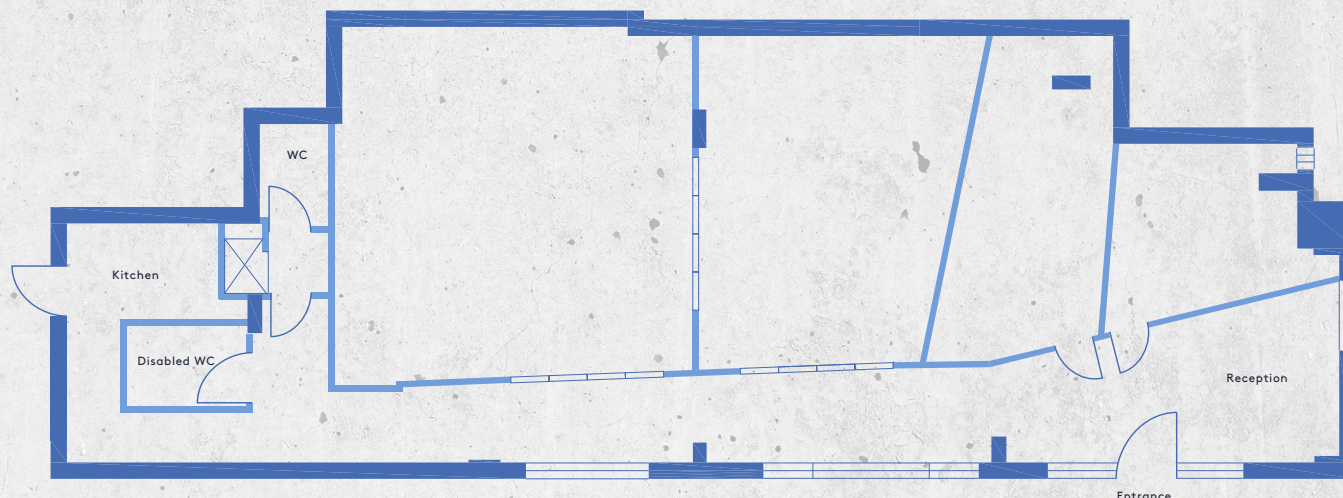
RENT: £42,150 per annum exclusive

LEASE: A new Internal Repairing and Insuring lease is available direct from the Landlord for a term to be agreed.

SERVICE CHARGE: c£2.50 per sq ft

RATES: Rates payable equate to c£13,198 per annum, all parties are advised to make their own enquiries with the Valuation Office Agency.

VAT: The property is opted to tax and is payable on the purchase price/rent and service charge.



Unit	Rent per annum	Service Charge (£ per sq ft)	Service Charge (per annum)	Business Rates (per annum)	Total Outgoings (per annum)
31	£42,150	£2.50	£4,215	£13,215	£59,580

Unit 16

This unit is located at the western side of the scheme, facing Boulevard Drive . The property is fitted as a clinic with stud partition walls.

Size: 1,951 sq ft.

Amenities



DDA
Compliant



Extensive Triple
Fully Glazed Frontage



Ceiling Mounted
LED Lighting



Multiple Clinic
Rooms



Reception &
Lobby Area



Air Conditioning
& Heating



Automated
Sliding Doors



3 Entry
Point



Staff Breakout
Area



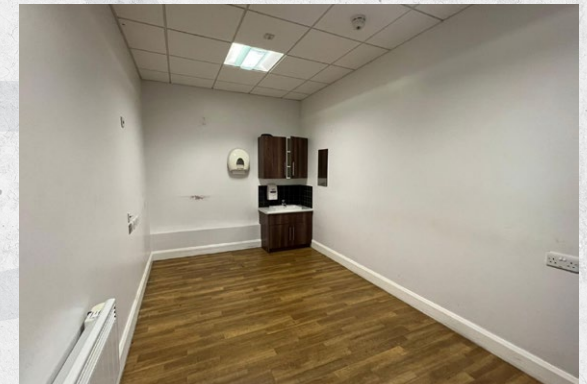
Shower



Kitchenette



Male & Female
W/C



Terms

The property is available for sale or to let on the following terms:

USE: The property benefits from Class E use and is suitable for a variety of different uses including, retail, office, restaurant, financial services and some leisure uses.

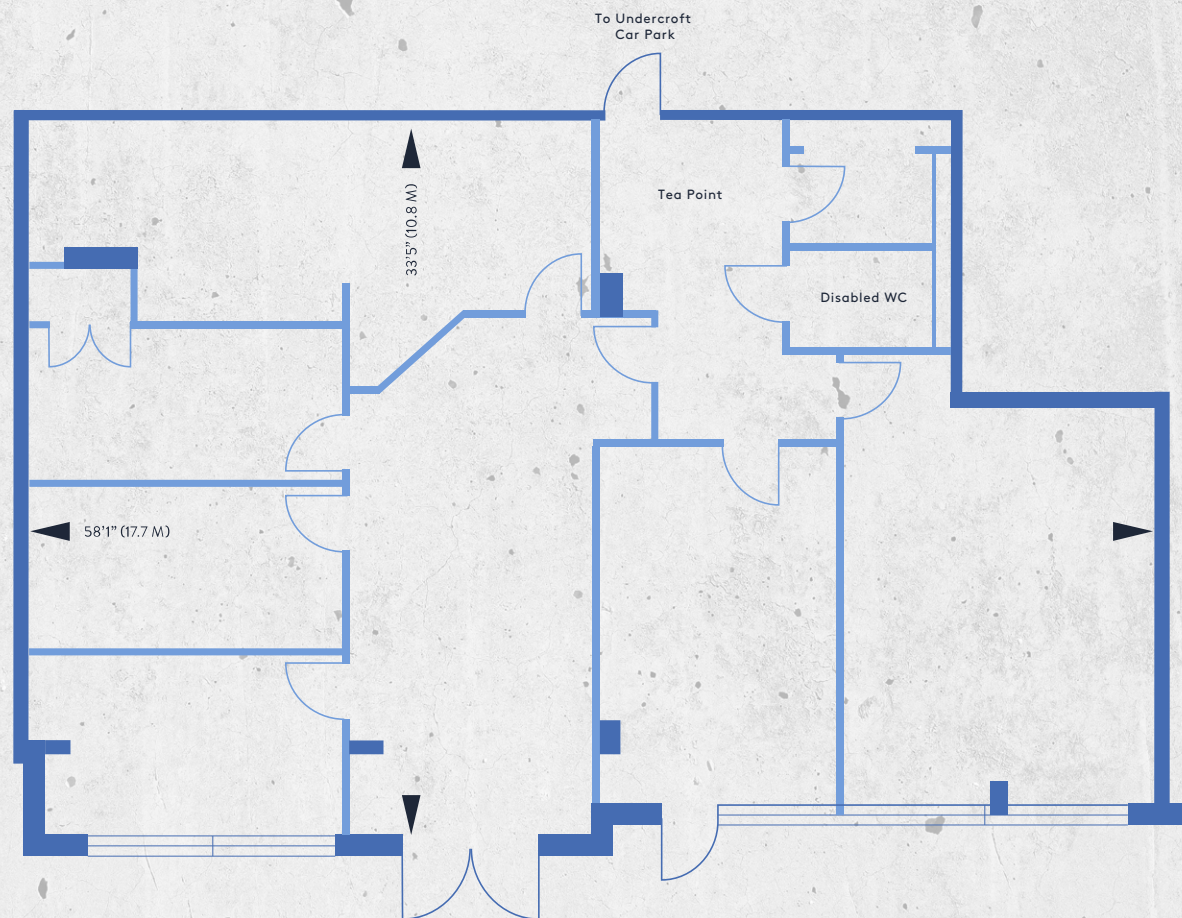
SALE TERMS

PRICE: £585,300

TENURE: Long Leasehold of 999 years from January 2005 at a peppercorn ground Rent.

LEASE TERMS

UNDER OFFER TO LET, STILL AVAILABLE FOR SALE



Unit	Rent (per annum)	Service Charge (£ per sq ft)	Service Charge (per annum)	Business Rates (per annum)	Total Outgoings (per annum)
16	Under Offer	£2.50	£4,877.5	£10,056	Under Offer



Site Plan

KEY

- Unit available to let or sale
- Under offer to let / Still available for sale

EPC

Available on request

FLOORPLANS

Available on request



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Berkeley Group of companies



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.

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