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LAST REMAINING COMMERCIAL UNITS  
AVAILABLE FOR SALE / TO LET



BEAUFORT  
PARK

LONDON NW9

FULLY FITTED GROUND FLOOR UNITS SUITABLE FOR A VARIETY OF USES

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# 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



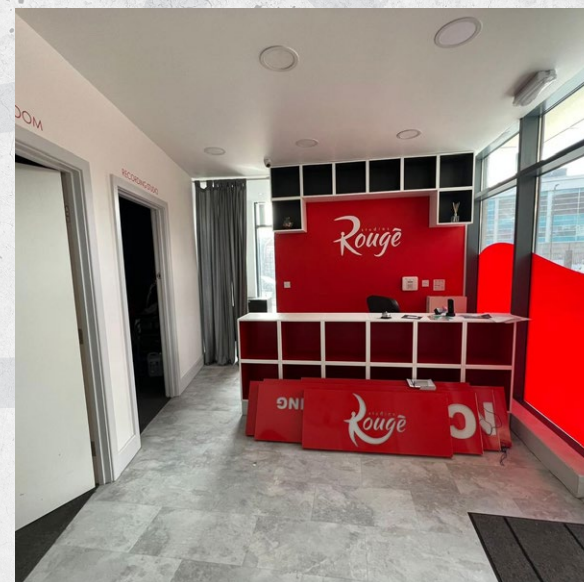
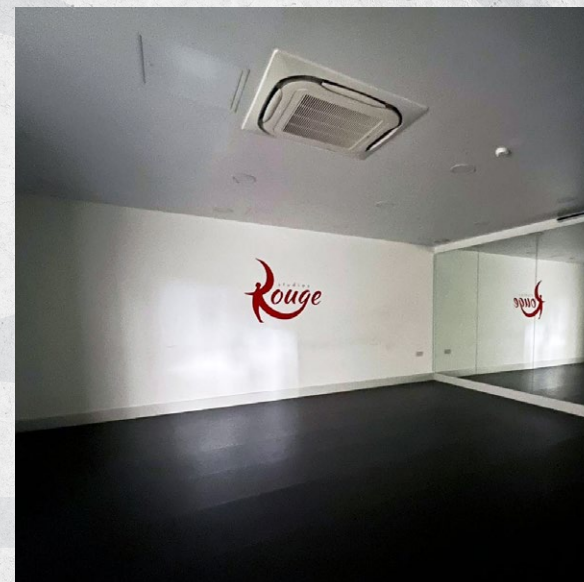
Staff  
breakout area



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

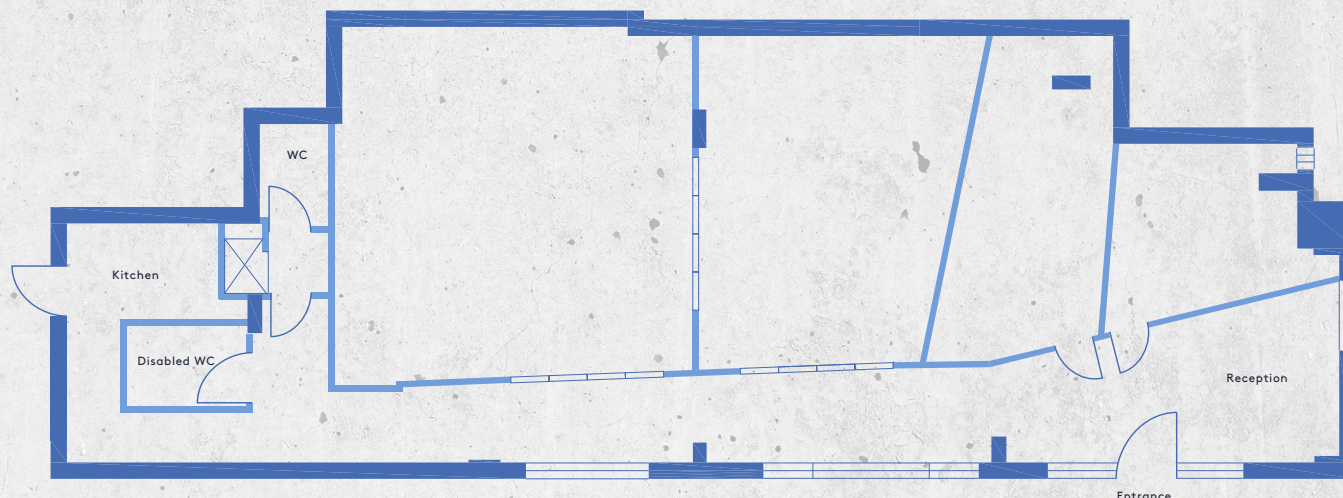
**RENT:** £42,150 per annum exclusive

**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







**EPC**

Available on request

**FLOORPLANS**

Available on request



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Berkeley Group of companies



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**Sint.**  
020 7763 6363

**Daniel Harris**Email: [daniel@sint.co.uk](mailto:daniel@sint.co.uk)

Tel: +44 (0)20 7763 6375

**David Raymond**Email: [david@sint.co.uk](mailto:david@sint.co.uk)

Tel: +44 (0)20 7763 6363



**PETERMANS**  
LOCAL PROPERTY EXPERTS

Tel: 020 8958 5040 [www.petermans.co.uk](http://www.petermans.co.uk)

**Howard Peterman**Email: [howard.peterman@petermans.co.uk](mailto:howard.peterman@petermans.co.uk)

Tel: +44 (0)20 8958 5040

