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LOCAL PROPERTY EXPERTS

Sint.



Hendon, Beaufort Park Unit 15A, Boulevard Drive, NW9 5JH D1,A1,B1 Unit For Sale/ To Let: Total 1,536 sq ft (143 sq m)

Location

Beaufort Park is North West London's most exciting mixed-use development offering commercial space of 85,000 sq ft (7,897 sq m) and approx. 3,200 apartments with Landscaped open spaces. Commercial occupiers include Tesco, Coffee Affair, Middlesex University, Churchill Insurance Consultants, Driving Standards Agency (Test Centre) , Jun Ming Xuan - Chinese Restaurant). There are excellent transport links to Central London, with Colindale Underground Station under 5 minutes walk and the A41 and A406 (North Circular) providing road links to Central and Greater London.

Description

Ground floor premises, fully fitted into individual rooms.

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Use

Class D1 (or Retail/ Leisure / Office).

Sale

Price on application

Rental

£40,000 per annum for the 1,536 sq ft unit. Excluding rates and any service charges (plus VAT). Rental payable quarterly in advance. A rent deposit may be required aside from normal quarterly rent.

Lease

To let on new full repairing and insuring lease for a term of years to be agreed. Subject to upward only rent reviews every five years, contracted outside the Landlord & Tenant Act 1954.



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Amenities Include

- Fully Glazed Frontage
- WC
- Partition
- Suspended Ceiling
- Florescent Lights

Accommodation	Metric	Imperial
Ground Floor	143 sq m	1,536 sq ft
Total	143 sq m	1,536 sq ft

Service Charge

We have been advised that the service charge is approx. £2.50 per sq ft + VAT

Rates

(2017/18) Parties should contact London Borough of Barnet for verification

EPC

Available upon request

