

BEAUFORT PARK

15a Boulevard Drive, Colindale, NW9 5JH



MEDICAL/OFFICE/RETAIL UNIT WITHIN AWARD WINNING BERKELEY GROUP DEVELOPMENT

AVAILABLE TO LET ON A NEW LEASE OR A SALE OF THE VIRTUAL FREEHOLD



DESCRIPTION

The property comprises a modern fitted Class 'E' unit and forms part of the mixed-use Beaufort Park development. The property was previously occupied as a sports therapist gym and is currently arranged as a variety of functioning office/classrooms, which can be made open plan, subject to necessary consents. There is an open plan reception, a fitted kitchenette, air conditioning and DDA compliant W/C's. The property also benefits from extensive floor to ceiling glazed frontage onto Boulevard Drive and excellent natural light.

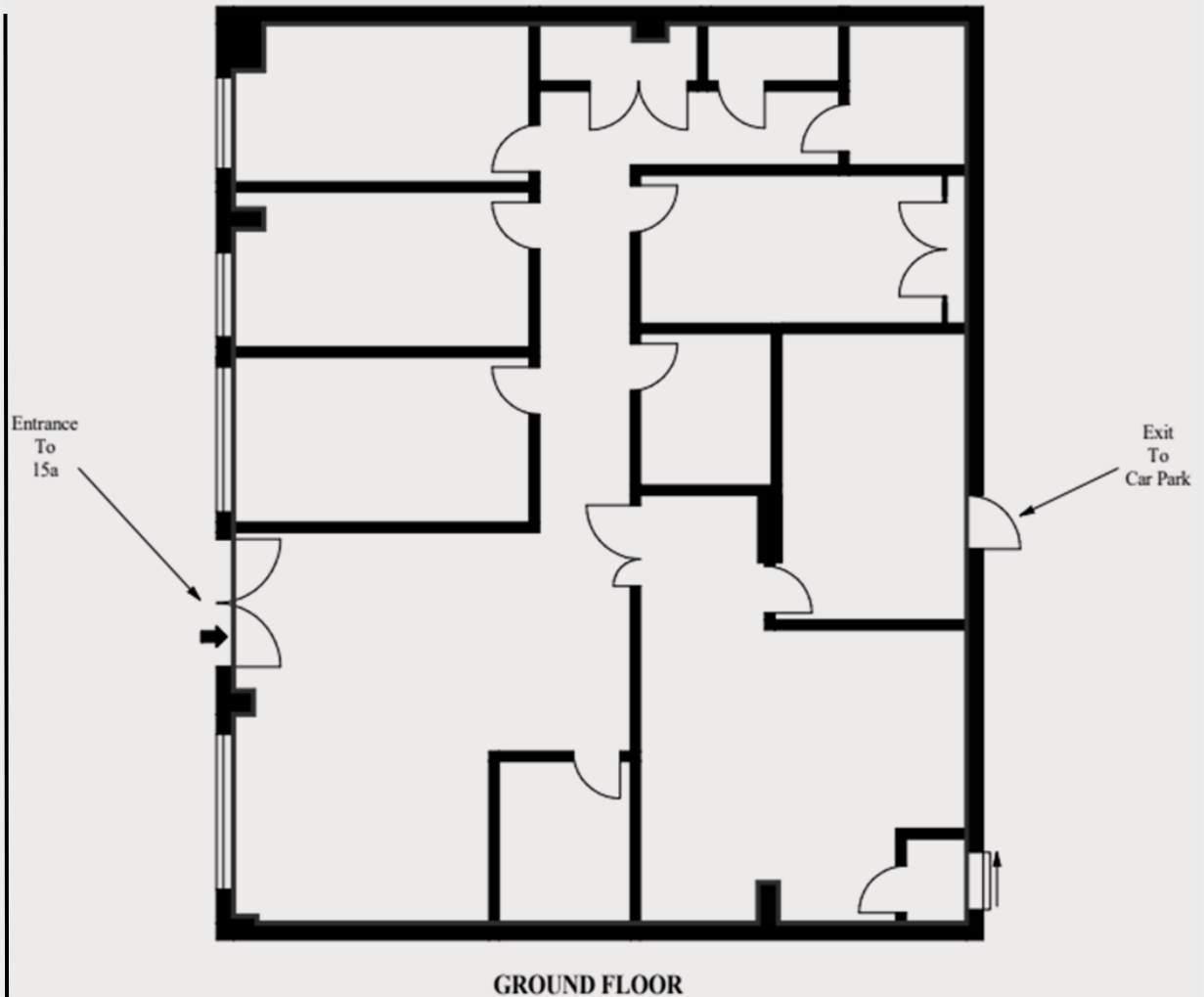
SIZE

Ground Floor - 1,536 SQ FT (142.7 SQ M)

AMENITIES

- DDA compliant
- Large reception area
- Male & Female W/C's
- Air conditioning/heating
- Fitted office/meeting rooms
- Equipped Kitchenette
- Excellent natural light

BOULEVARD DRIVE



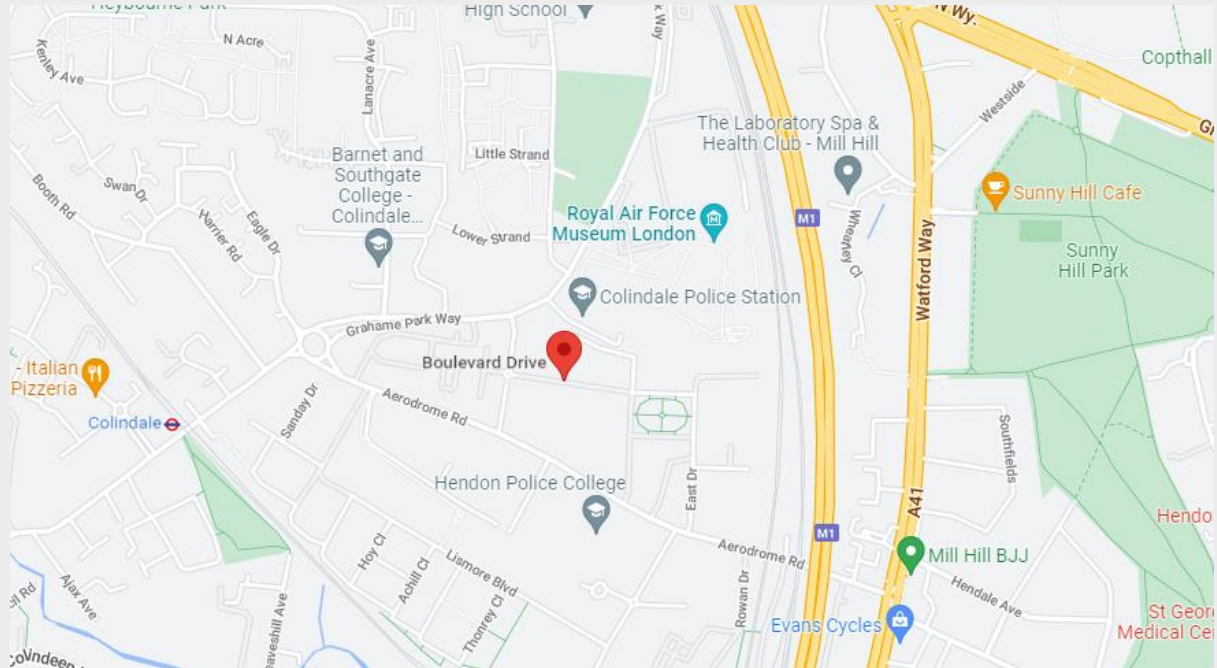
PROPERTY HIGHLIGHTS

- Set within an award winning scheme of 3,500 homes and 100,000 sq ft of commercial accommodation.
- The local demographic comprises predominantly professionals, students and young families – falling within the higher earning brackets within London.
- Colindale Station is only a 7 minute walk away, journey time to King Cross is 30 minutes.
- The property is fully fitted and ready for immediate occupation.
- The property benefits from full height floor to ceiling glazed double frontage.



LOCATION & CONNECTIVITY

Beaufort Park is an award winning scheme, by Berkeley Homes, in Colindale that comprises in excess of 3,500 homes and over 100,000 sq ft of commercial accommodation. The property is situated on the northern side of the scheme on Boulevard Drive. Nearby Tenants include Tesco Express, Moe's Peri Peri, The Beaufort Pub 7 and Bright Horizons nursery. The scheme itself is located on Aerodrome Road and behind Grahame Park Way. 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. Aerodrome Road is directly accessed from the A41 (Watford Way) which provides connectivity to the M1 and A406 (North Circular). The A5, close by directly connects the property with Central London.



TERMS

LEASE:

A new Internal Repairing and Insuring Lease is available direct from the Landlord, for a term to be agreed.

TENURE:

Held on a 999-year Lease from January 2005 at a fixed ground rent of £50 per annum.

RENT:

£33,000 per annum, exclusive of all other outgoings.

PRICE:

£425,000 for the Long Leasehold Interest.

SERVICE CHARGE:

£2.50 per sq ft per annum

BUSINESS RATES:

TBA. All parties are advised to make their own enquiries with the Valuation Office Agency.

USE:

The property benefits from Class 'E' use and be used for several different uses including office, medical, retail, leisure etc.

Parking:

Parking spaces may be available by negotiation

VAT:

The building is registered for VAT which is payable on the rent and service charge.

VIEWINGS:

Strictly by appointment only.

POSSESSION:

Upon completion of legals.

LEGAL COSTS

Each party to bear their own costs.

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For more information please contact Ascent RE or Azure.

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