

LONDON NW9

BEAUFORT PARK

Prominent Commercial Units To Let / For Sale

Class E opportunities available
with a self contained forecourt
and dedicated parking.

SIZES FROM 816 - 4,835 SQ FT












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 20,000 homes by 2029. 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.

JOURNEY TIMES

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	 



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**BEAUFORT
PARK**

Unit 30 - 4,019 sq ft

The property is situated at the south side of the scheme, facing Aerodrome Road. The space was formerly occupied as Beaufort Park's marketing suite and benefits from a highly prominent and fully glazed double frontage with a self-contained car park with 7 spaces and forecourt. Internally the property is configured as predominantly open plan, with meeting rooms, a kitchenette and is fitted to a high standard. The ceiling height is 3.3m. The property can be let or sold individually or together with Unit 33a next door.*

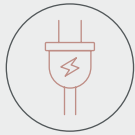
Amenities



Self Contained Car Park Of 8 Spaces



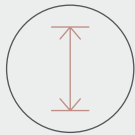
Forecourt



1 Electric Car Charger



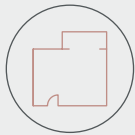
Highly Prominent Frontage



Ceiling Height 3.3m



DDA Compliant



Open Plan



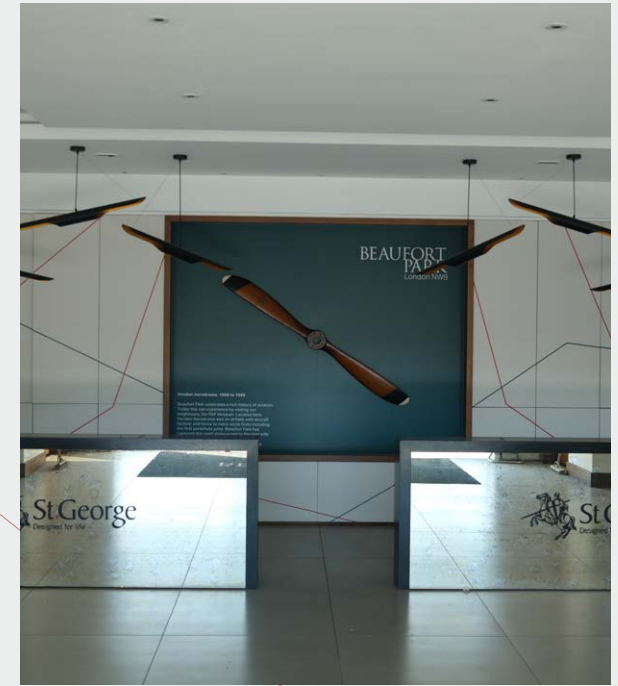
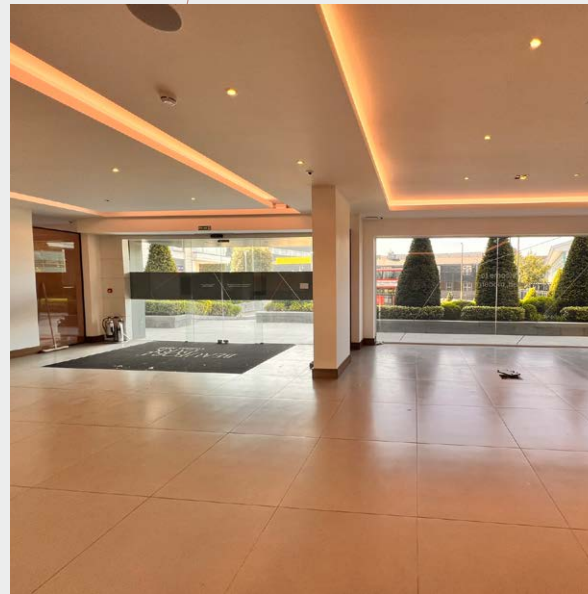
Meeting Rooms



Kitchenette



A/C & Heating



LONDON NW9

BEAUFORT PARK

*Subject to planning

Unit 33a - 816 sq ft

The property is situated at the south side of the scheme, facing Aerodrome Road and immediately adjacent to the former Marketing Suite. The space was formerly occupied as an office and with meeting rooms and is fitted out to a high standard. The ceiling height is 3.3m. The property can be let or sold individually or together with Unit 30 next door.*

Amenities



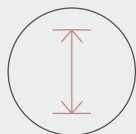
Self Contained



Fully Fitted As An Office



Meeting Room



Ceiling Height 3.3m



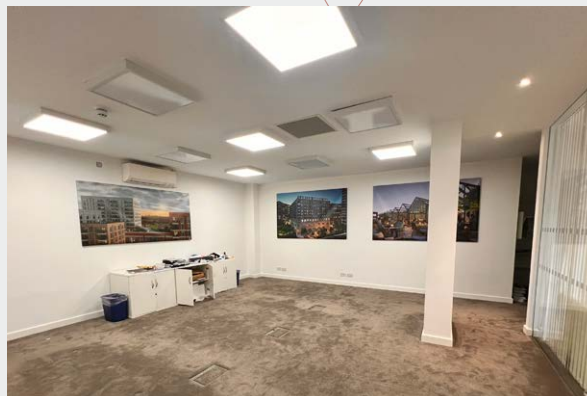
DDA Compliant



A/C & Heating



LED Box Lighting



*Subject to planning

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.

LEASE: A new full repairing and insuring lease is available direct from the landlord for a term to be agreed.

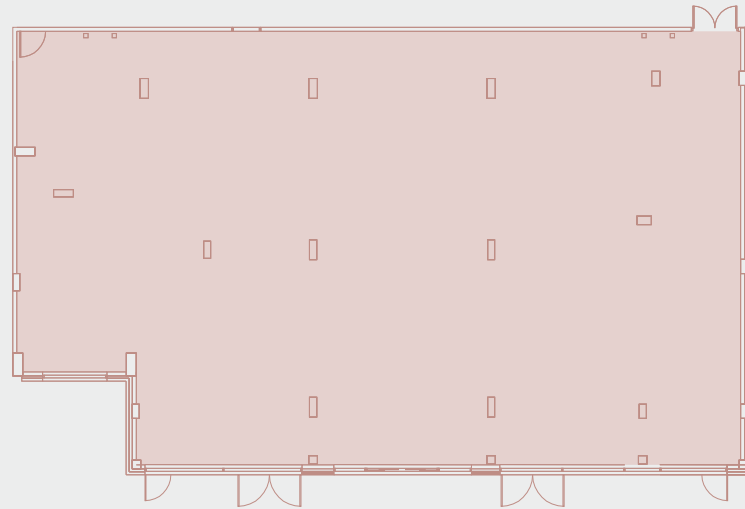
VAT: The property is opted to tax and is payable on the purchase price/rent and service charge.



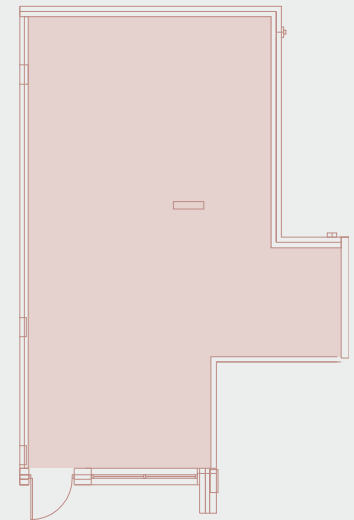
The Space

Unit	Rent per annum	Service Charge (£ per sq ft)	Service Charge (per annum)	Business Rates (per annum)	Total Outgoings (per annum)
30	£120,570	£2.42	£9,725.98	£22,386	£150,754
33a	£25,000	£2.42	£5,222.40	£TBA	£30,222.40 + Rates

UNIT 30
4,019 SQ FT.



UNIT 33A
816 SQ FT.



LONDON NW9

**BEAUFORT
PARK**



BUSINESS/
COMMUNITY
ROOMS
AND ESTATE
MANAGEMENT
SUITE

Site Plan

Key

- Under Offer
- Available
- Occupied Units

*2,689 - 5978 SQ FT Class E Commercial Units Coming Soon.

BEAUFORT PARK

EPC

Available on request.

Floorplans

Available on request.



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