

A3 (Restaurants and Cafes), Class E Retail / Leisure, Convenience Store, E Class Retail / Leisure (no extract - Open A1), Retail, High Street Retail, Showroom, Supermarket Trade Counter / Showroom



## Unit 30, Beaufort Park, Aerodrome Road, Colindale, NW9 5JH

Highly Prominent Retail Unit with Dedicated Forecourt & Parking - Class E Use

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,019 sq ft / 373.38 sq m
<b>Rent</b>	£120,000 per annum
<b>Service Charge</b>	£2.42 per sq ft
<b>Business Rates</b>	TBA
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Highly prominent unit fronting Aerodrome Road
- Predominantly open plan with very high quality fitout
- 1 electric car charger
- 4019 sq ft + 816 sq ft - Available separately or together
- Dedicated forecourt with private parking for 7 cars
- Class E Use

# Unit 30, Beaufort Park, Aerodrome Road, Colindale, NW9 5JH

## Location

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 its 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.

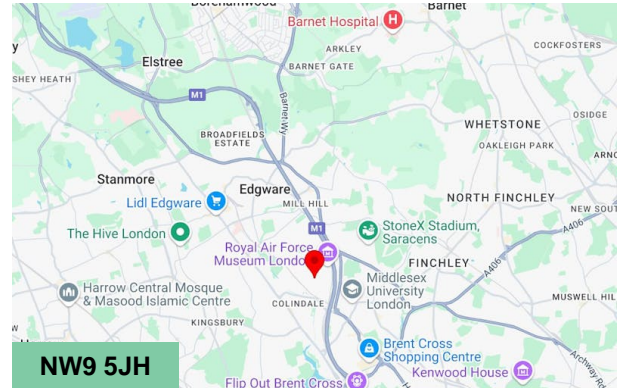
## Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Rent	Rent (sq ft)	Price	Rates Payable	Rates Payable (sq ft)	Service charge
Ground - Unit 30	Ground	Unit 30	Retail	4,019 sq ft	4,019	373.38	To Let	£120,570 /annum	£30	-	£22,386 /annum	£5.57	£2.42 /sq ft
<b>Total</b>					<b>4,019</b>	<b>373.38</b>						<b>£5.57</b>	

## Description

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, subject to planning.



## Viewing & Further Information



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