
A RANGE OF GROUND FLOOR COMMERCIAL UNITS
FOR SALE OR TO LET



BEAUFORT PARK

LONDON NW9

FROM 1,106 SQ FT TO 1,951 SQ FT

The Opportunity

- A selection of GF units from 1,106 to 1,951 sq ft
- All uses considered
- Options for fitted and unfitted units
- Rents from £20 per sq ft
- Purchase prices from £250 per sq ft
- Located in a vibrant development with landscaped grounds and 3,500 new build homes
- Over 100,00 sq ft within the scheme and 8,000 residents



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 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.



Location



Location & Connectivity

DRIVING

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.

PUBLIC TRANSPORT

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.

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



Euston



30
mins



32
mins

Bank



50
mins



45
mins

Local Occupiers

○ RETAIL

- 01 Morrisons Superstore
- 02 Asda Superstore
- 03 M&S Foodstore
- 04 Wilko
- 05 Aldi
- 06 Sainsbury's
- 07 Colindale Retail Park

● LIFESTYLE

- 01 Bright Horizons Nursery
- 02 Tesco Express
- 03 Beaufort Park Dry Cleaners
- 04 Beaufort Dental Clinic
- 05 RAF Museum
- 06 Hendon Football Centre
- 07 Colindale Library
- 08 The Laboratory Spa & Health Club
- 09 The Gym London
- 10 Driving Test Centre (DVLC)
- 11 Colindale Technology Park
- 12 Middlesex University Campus
- 13 Amazon's New Distribution Centre
- 14 Barnet College Campus

● RESTAURANTS / CAFES / PUBS

- 01 Jun Ming Xuan
- 02 Costa Coffee
- 03 Chandos Arms
- 04 Sunnyhill Park Cafe
- 05 Bang Bang Oriental Food Hall
- 06 The Beaufort Pub & Dining
- 07 Spaccanapoli Italian
- 08 ITJL
- 09 Mibento Taiwanese
- 10 Soor Restaurant





BUSINESS/
COMMUNITY
ROOMS
AND ESTATE
MANAGEMENT
SUITE

COLINDALE LONDON UNDERGROUND
APPROXIMATELY 8 MINUTES' WALK

Site Plan

KEY

- Available to buy or to let
- Under offer to let

Amenities



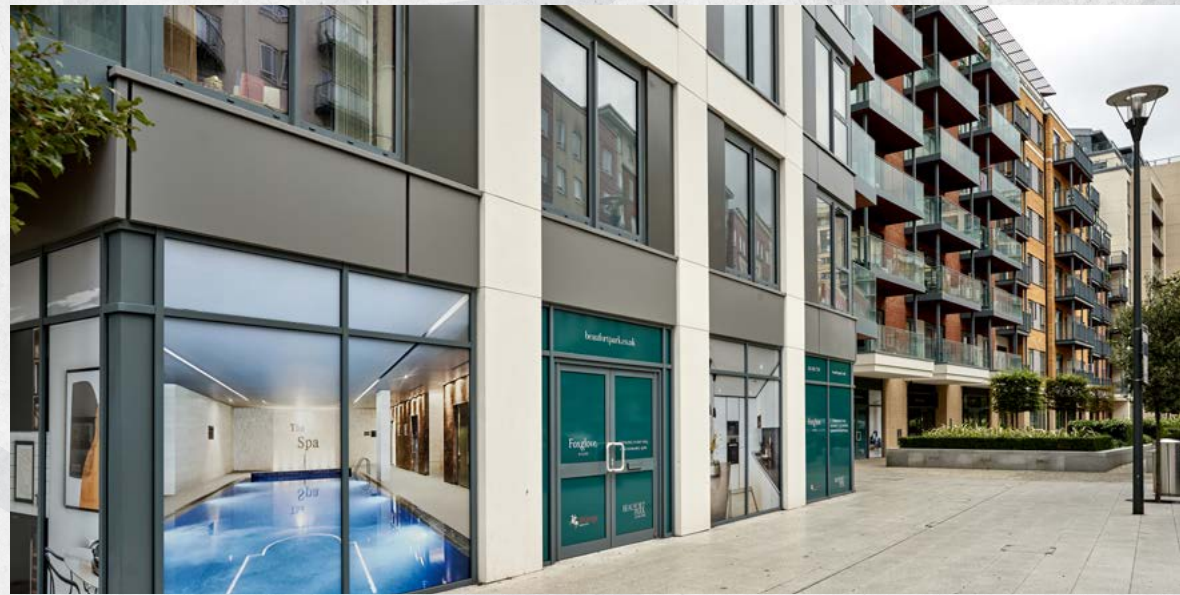
Beaufort Park provides a diverse range of occupiers and services to cater to its residents and business's needs, including a dedicated on site management team. The occupiers include an on-site spa, Tesco Express, The Beaufort Pub, Bright Horizons Nursery, an award winning Chinese Restaurant, other cafes and restaurants plus numerous other retailers and medical and office occupiers. Brent Cross Shopping Centre, The RAF museum and Middlesex University are also all within close proximity.



Availability

All available units on the scheme benefit from street frontage and full height glazed frontage. Whilst most of the spaces have already been fitted out, they are all connected to mains services including drainage, water, gas and electricity. All units are DDA Compliant.

| UNIT | SIZE (SQ FT) | RENT | DESCRIPTION |
|------|--------------|---------|---|
| 13 | 1,517 | £37,925 | A fully fitted office with a meeting room & staff breakout room |
| 16 | 1,951 | £48,775 | A fully fitted medical clinic with multiple consultation rooms and reception area |
| 31 | 1,686 | £42,150 | A fully fitted fitness studio with multiple studios & reception |
| 35 | 1,355 | £33,875 | A fully fitted office with large storage facilities and breakout area |
| 37 | 1,106 | £22,120 | Shell & core |
| 38 | 1,420 | £28,400 | Shell & core |



The Spaces

UNIT 13 – OFFICE UNDER OFFER

Amenities

- Underfloor trunking
- Aircon & heating
- Disabled W/C
- Kitchenette
- Meeting room
- LED lighting



Terms

- 1,517 sq ft
- Rent: £37,925 per annum
- Sales price: £455,100
- Service Charge £2,131.2 per annum
- Rates payable approx £14,607

UNIT 16 – MEDICAL CLINIC

Amenities

- Fully fitted medical unit
- Reception area
- Multiple consultation rooms
- Aircon & heating
- Disabled W/C & shower
- Kitchenette
- LED lighting



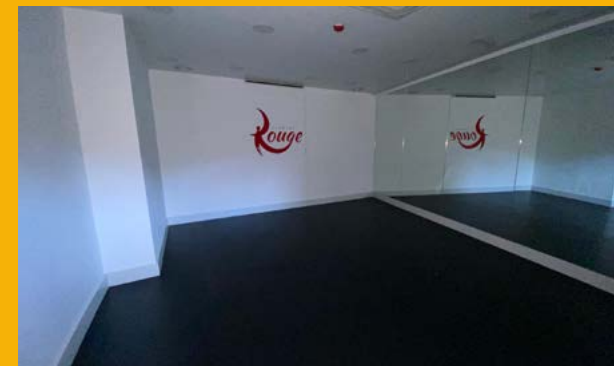
Terms

- 1,951 sq ft
- Rent: £48,775 per annum
- Sales price: £585,300
- Service Charge £2739.61 per annum
- Rates Payable £10,056 approx

UNIT 31 – DANCE STUDIO

Amenities

- Fully fitted dance studio
- Reception area
- Multiple studios
- Aircon & heating
- Staff breakout area



Terms

- 1,686 sq ft
- Rent: £42,150 per annum
- Sales price: £505,000
- Service charge £1,917
- Rates payable £13,198 per annum

The Spaces

UNIT 35 – OFFICE UNDER OFFER

Amenities

- Fully fitted office
- Large Storage space
- 2 meeting rooms
- Aircon & heating
- Underfloor trunking
- LED lighting
- Kitchenette



Terms

- 1,355 sq ft
- Rent: £33,875 per annum
- Sales price: £406,500
- Service charge £960 per annum
- Rates payable £6,751 per annum

UNIT 37 – SHELL & CORE

Amenities

- Shell & Core
- Connection to electricity, water, drainage & gas
- Ready for tenant's fitout



Terms

- 1,106 sq ft
- Rent: £22,120 per annum
- Sales price: £276,500
- Service charge TBA
- Rates TBA

UNIT 38 – SHELL & CORE

Amenities

- Shell & Core
- Connection to electricity, water, drainage & gas
- Ready for tenant's fitout



Terms

- 1,420 sq ft
- Rent: £28,400 per annum
- Sales price: £355,000
- Service charge TBA
- Rates TBA

Beaufort Park



Professional onsite
maintenance and
management team



5 minutes from Brent
Cross shopping centre
and Saracens rugby club

42

Commercial
units

30

Minutes from
central London



Located adjacent
to Royal Air Force
Museum

8,000

Residents



Supermarkets, coworking space,
offices, gym, restaurants and retail
creating a vibrant neighbourhood



10,000 new homes
planned in area over
next 4 years

25

Acres site



Landscaped gardens
and parkland

EPC

Available on request

FLOORPLANS

Available on request



Proud to be a member of the Berkeley Group of companies



Sint and Petermans give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Sint and Petermans has any authority to make any representation or warranty whatsoever in relation to this property.

November 2020. Map data ©2020 Google Maps.

Designed by www.darwooddesign.com

Sint.
020 7763 6363

Daniel Harris

Email: daniel@sint.co.uk

Tel: +44 (0)20 7763 6375

David Raymond

Email: david@sint.co.uk

Tel: +44 (0)20 7763 6363

 **PETERMANS**
LOCAL PROPERTY EXPERTS
Tel: 020 8958 5040 www.petermans.co.uk

Howard Peterman

Email: howard.peterman@petermans.co.uk

Tel: +44 (0)20 8958 5040

