
B1-OFFICES TO LET IN NEW DEVELOPMENT
2,485 ft² - 10,148 ft² AVAILABLE
UNITS 3&4
ROOKERY WAY, COLINDALE
LONDON NW9 6SS
ARBER HOUSE | BESSEY HOUSE
FORTY

Description:

This development by L&Q Housing comprises of 386 mixed tenure residential units across several separate blocks.

There is a generous outside public realm and ancillary commercial uses provided directly below.

Location:

The commercial units are located at the junction of the Edgware Road (A5), Rookery Way directly opposite Kingsbury Road and connecting to The Hyde.

Nearby occupiers include Sainsburys, Premier Inn, Crown Honda and Halfords.

The nearest underground station is Colindale (Northern Line) which is approximately a 20 minutes walk from the development.

The overground station is Hendon, being approximately a 12 minute walk, which provides direct routes to The City.

Various bus routes pass by the development.



Accommodation:

The available offices are located in two separate buildings, approximate sizes as follows:

Unit 3

Ground Floor: 231m² / 2485ft²

Unit 4

Ground Floor: 262m² / 2815ft²
First Floor: 450m² / 4847ft²

Rent:

£16.50 per sq ft exclusive of VAT, rates, service charges and landlords insurance.

Rates & Service Charges:

To be confirmed.

Lease:

New full repairing and insuring leases by arrangement to be held outside the act.

Handover Condition:

The offices will be handed over in shell condition ready for fit out.

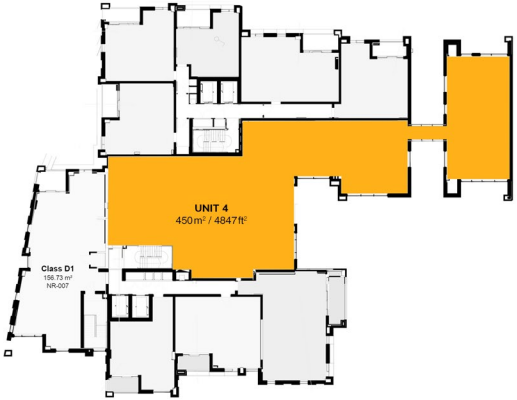
Legal Costs:

Each party to bear their own legal costs.



GROUND FLOOR





FIRST FLOOR

Further Information:

To arrange an inspection or for further information, please contact the sole letting agents Forty...

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Misrepresentation Text:

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