

NEW PROMINENT GROUND FLOOR UNITS TO LET
OPPOSITE TO THE POLICE TRAINING CENTRE (PEEL HOUSE)

PEEL CENTRE SCHEME
COLINDALE GARDENS
LONDON NW9 4DE

FORTY

Description:

The units are located within the new Redrow scheme that will consist of 8,000 new homes and other commercial spaces.

- Fully Glazed
- Shuttered
- Boxed ISDN/BT Line
- Provided in Shell Ready to Fit-Out

Location:

The units are located on the corner of Aerodrome Road and Lismore Boulevard, opposite the police training building and the large St Georges residential scheme at Beaufort Park.

Colindale Underground Station (Northern Line) is located within a few minutes walk of the property.

Planning:

E-Class.

Any intending tenant should clarify the current planning of each unit with the local planning authority prior to entering into a contractual lease on these unit.



Leases:

The units are available on new leases outside the act for a term of 10 years.

VAT:

VAT if applicable will be paid on all rents.

Rates & Service Charges:

To be confirmed.

Occupation:

Ready now for fit out.

Legal Costs:

Each party to bear their own legal costs.





Size:

The properties are arranged on ground floor only and have the following approximate areas

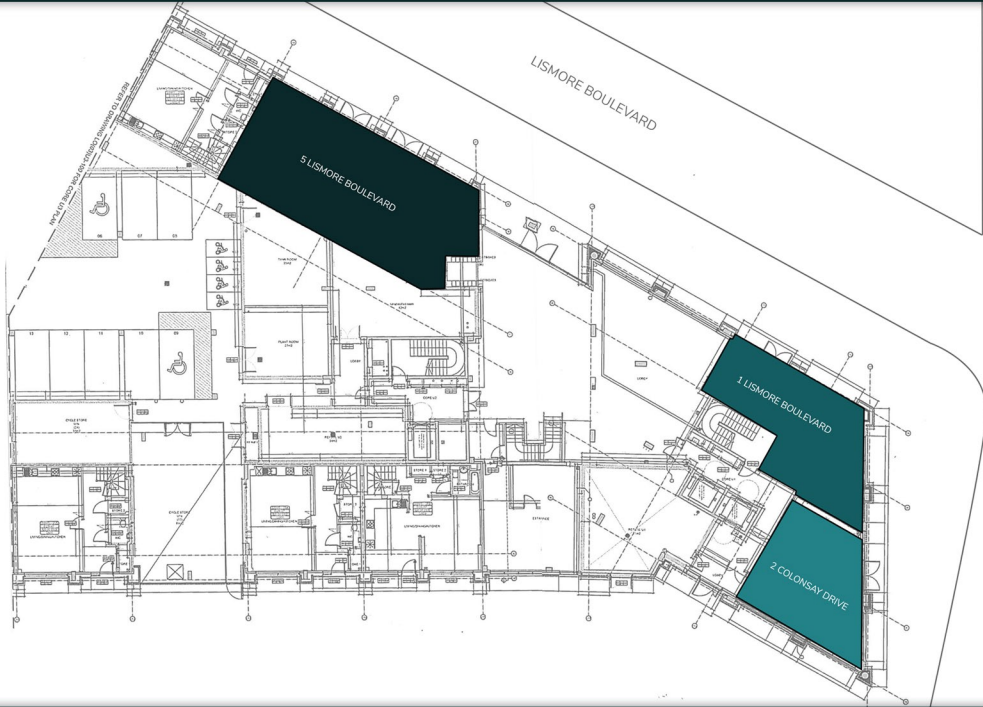
A: 2 Colonsay Drive	59m ² / 635ft ² (shell unit)
B: 1 Lismore Boulevard	61m ² / 667ft ² (shell unit)
C: 5 Lismore Boulevard	112m ² / 1200ft ² (fitted unit)

It may be possible to combine these units to create a larger space - further details upon request.

Rent:

A: 2 Colonsay Drive	£23,000.00
B: 1 Lismore Boulevard	£25,000.00
C: 5 Lismore Boulevard	£37,500.00

All rents are exclusive of VAT, rates, service charges and landlords insurance.



LISMORE BOULEVARD

5 LISMORE BOULEVARD

1 LISMORE BOULEVARD

2 COLONSAY DRIVE

AERODROME ROAD

AERODROME RO

Further Information:

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

 **Paris Charlotte BA (HONS)**

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Misrepresentation Text:

Our property particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only. No assumptions should be made that the property has all necessary planning, building regulation or other consents.

