
3 x NEW GROUND FLOOR COMMERCIAL UNITS TO LET
SHELL AND FITTED OPTIONS FOR RETAIL, CAFÉ, HEALTH, WELLBEING, STUDIO AND OTHER CLASS-E USES
AREA ≈ 59m²-112m² (635ft²-1,200ft²)
PEEL CENTRE SCHEME
COLINDALE GARDENS
LONDON NW9 4DE
FORTY

Features:

- Fully glazed frontages to Lismore Boulevard and Colonsay Drive
- Security shutters fitted
- Telecoms ducting provided to each unit
- Units A & B in shell condition, ready for tenant fit-out
- Unit C fitted - former marketing suite
- Units A & B adjoin and may be combined
- Class E use
- Short walk to Colindale Underground (Northern line), step-free since December 2025

Description:

The units form part of Colindale Gardens which is, a mixed-use regeneration of the former Peel Centre, the Metropolitan Police training site in Colindale. The wider scheme covers some 47 acres and will deliver more than 2,900 new homes, alongside public gardens and new commercial space at street level.

Three ground floor units are available at the corner of Lismore Boulevard and Colonsay Drive. Each sits beneath completed residential blocks and has a full-height glazed frontage onto the new public realm, giving strong visibility to residents and passing footfall.

Units A & B are offered in shell condition, allowing an incoming occupier to fit out to its own requirements. Unit C was previously fitted out as a marketing suite and offers a lower-cost route to opening, well suited to health, wellbeing, clinical, consulting and studio uses.

The units are intended for quality local and independent operators who will add day-to-day amenity for the growing resident population. Units A & B adjoin and could be let together to create a larger space of approximately 121 m² (1,302 ft²).



Location:

The units sit on Lismore Boulevard, close to its junction with Aerodrome Road, opposite Peel House and the Hendon Police College.

The St George Beaufort Park scheme lies a short distance to the east. Colindale Underground station on the Northern line (Edgware branch) is within a few minutes' walk.

The station reopened in December 2025 with a new ticket hall and a lift, making it step-free from street to platform for the first time.

The A41, A5 and M1 are all close by, giving good road links to central London and the wider north west. Colindale is one of the fastest-growing neighbourhoods in London.

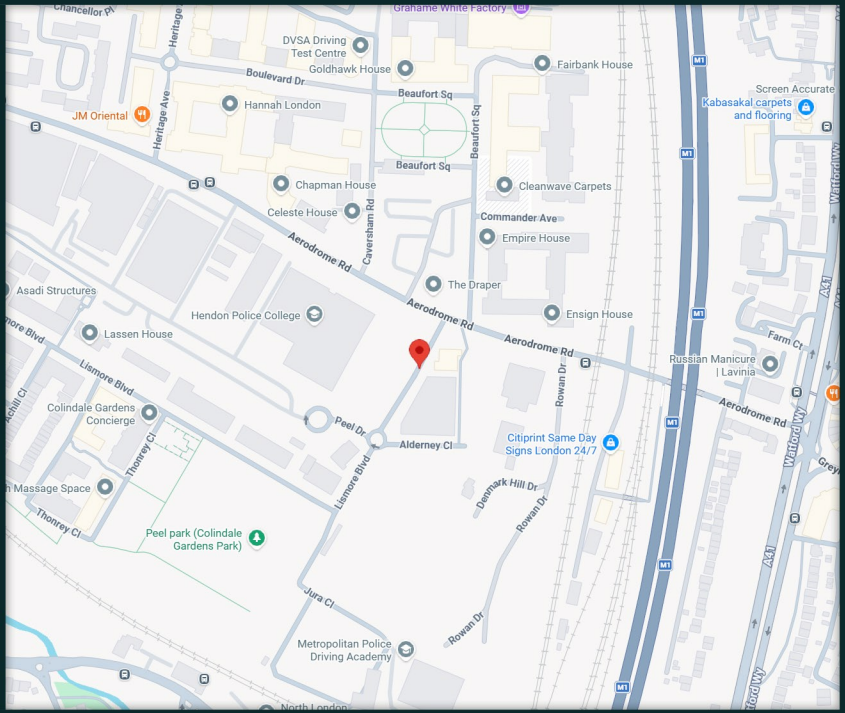
Its population has grown by around 70% since 2011, and the wider area is planned to deliver some 11,400 new homes.

The units are well placed to serve this established and growing residential catchment, as well as the local workforce and visitors.

Planning:

The units benefit from Class E allowing a broad range of uses without the need for a further change-of-use consent, including:

- E(a): Shops and convenience retail
- E(b): Cafés and restaurants
- E(c): Financial and professional services
- E(d): Indoor sport and fitness, inc fitness studios
- E(e): Medical and health services, inc clinics
- E(f): Nurseries and day centres
- E(g)(i): Offices and studios



Specification:

Units A & B are offered in the developer's shell condition, ready for tenant fit-out. Unit C is offered with its existing fit-out.

- **Frontage:** Full-height aluminium glazed shopfronts with entrance doors and security shutters.
- **Walls:** Exposed blockwork and concrete. No wall linings or internal partitions in Units A & B.
- **Ceilings:** Exposed concrete soffit in Units A &B. No suspended ceiling or finishes provided.
- **Floors:** Concrete slab in Units A and B. Screeds and final floor finishes by the tenant.
- **Services:** Water, drainage and electricity supplies capped at the unit. Tenant to provide distribution, final circuits, heating, cooling and ventilation as part of its fit-out.
- **Telecoms:** Ducting provided for a BT or fibre connection. Tenant to arrange its own line.
- **Fire Safety:** Fire alarm interface as per the base build. Tenant to provide its own fire detection and alarm within the unit.
- **Unit C:** Fitted former marketing suite, including floor, wall and ceiling finishes, lighting and WC provision. Fixtures may be offered as seen.
- **Fit-Out:** All tenant works will require landlord approval of layout, design and shopfront treatment, together with any statutory consents.



Leases:

The units are available on new leases for a term of 10 years. Shorter terms of not less than five years may be considered for suitable occupiers. Leases will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

VAT:

VAT will be charged on the rent and service charge where applicable.

Business Rates:

Interested parties should verify the rateable value and rates payable with the London Borough of Barnet and the Valuation Office Agency. Smaller occupiers may qualify for small business rates relief.

Service Charge:

A service charge will be payable towards the upkeep of the building and estate. Details available on application.

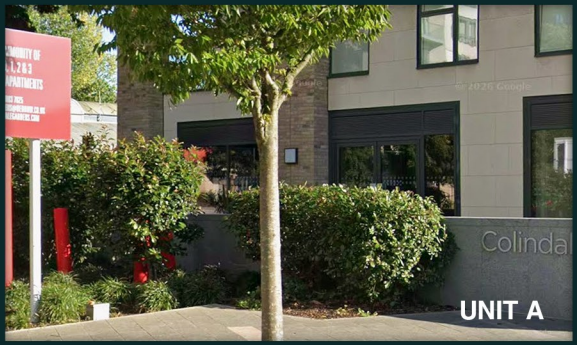
Handover:

Available now. The units are ready for tenant fit-out, with Unit C available for early occupation.

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

Unit A:	2 Colonsay Drive	59m² / 635ft² (shell unit)
Unit B:	1 Lismore Boulevard	61m² / 667ft² (shell unit)
Unit C:	5 Lismore Boulevard	112m² / 1200ft² (fitted unit)

Units A and B adjoin and may be combined to create approximately 121m² (1,302ft²), subject to terms. Further details on request.

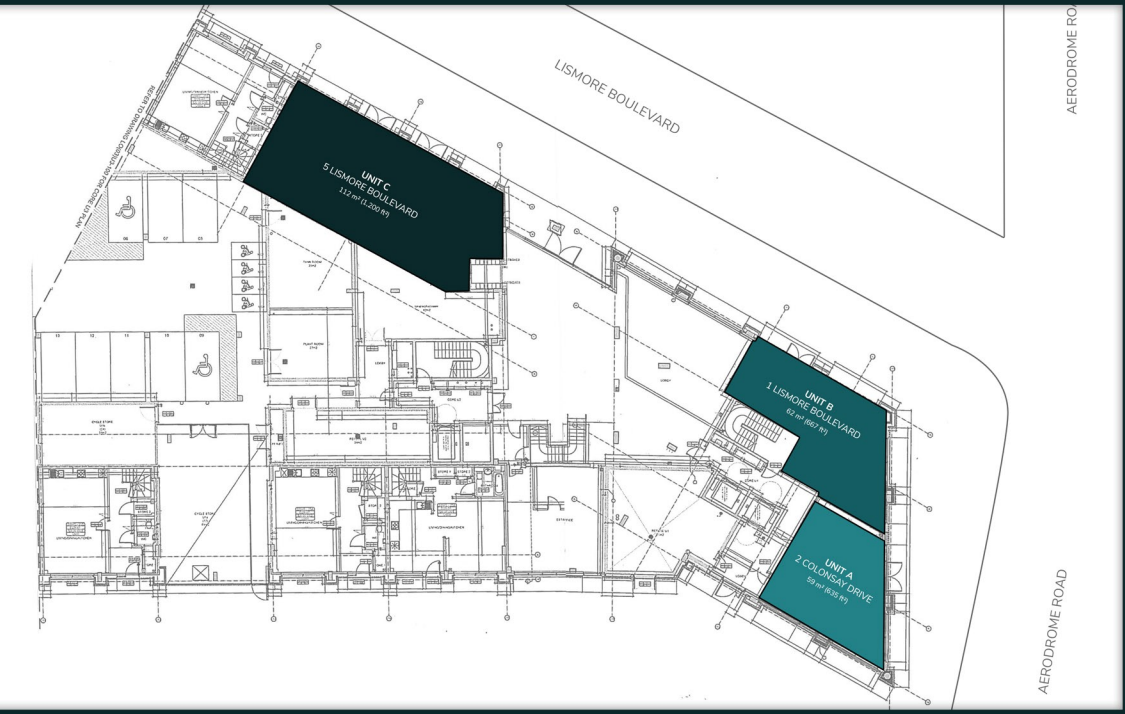
Rent:

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

All rents are exclusive of VAT, business rates, service charge and the landlord's building insurance.

EPC:

Details available on application


LISMORE BOULEVARD
AERODROME ROAD
AERODROME RO
UNIT C
5 LISMORE BOULEVARD
112 m² (1,200 ft²)
UNIT B
1 LISMORE BOULEVARD
62 m² (667 ft²)
UNIT A
2 COLONSAY DRIVE
59 m² (635 ft²)

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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