

FOR SALE/TO LET

15a Boulevard Drive
London
NW9 5JH



EXCELLENT RETAIL / LEISURE / OFFICE OPPORTUNITY TO LET/FOR SALE

- 1,536 sq ft (142.75 sq m)
- Ground-floor commercial unit
- Modern business premises
- Fully fitted and ready for occupation
- Reception and meeting area
- Multiple office / consulting rooms



15A BOULEVARD DRIVE, LONDON, GREATER LONDON, NW9 5JH

Azure Property Consultants are pleased to offer Unit 15A Boulevard Drive, Beaufort Park, a modern ground-floor commercial unit extending to approximately 1,536 sq ft (142.75 sq m).

The premises are currently arranged to provide a combination of reception and meeting space together with a series of individual office/consulting rooms, providing a versatile layout suitable for a range of occupiers.

The unit benefits from separate WC facilities, a small kitchen and air conditioning, and is presented as a modern, ready-to-occupy commercial premises.

The property was previously used as a doctor's surgery and training centre, and offers potential for a variety of Class E uses, subject to any necessary planning consents.

The existing configuration would lend itself particularly well to:

- Medical / healthcare uses
- Dental or clinical practices
- Professional offices
- Training and educational uses
- Consulting rooms
- Retail
- Leisure

Beauty / wellness
Other Class E uses, subject to the necessary consents
The accommodation provides an incoming occupier with the flexibility to utilise the existing layout or adapt the space to suit their individual requirements.

Location

Beaufort Park is an established mixed-use development providing approximately 3,500 residential apartments alongside a range of retail, leisure and commercial occupiers. The development benefits from a variety of local amenities including cafés, restaurants, a pub, nursery, dry cleaners, hair and beauty services and other businesses serving the substantial residential community.

The property occupies a prominent position on Boulevard Drive, within the Beaufort Park development.

Colindale Underground Station is approximately five minutes' walk away, providing access to the Northern Line and central London.

The property also benefits from excellent road communications, with the A41 and A406 North Circular providing convenient access to Central and Greater London.

Accommodation

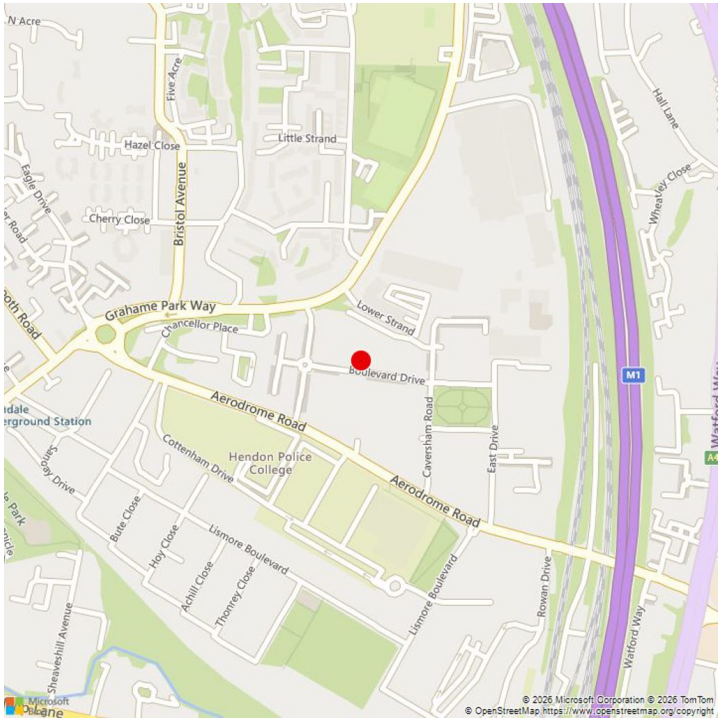
TOTAL	1,536	142.69
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Tenure

To let on new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Additional Information

Price

£425,000

Rent

£39,500 Per Annum

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd
For further information please contact:

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