



UNIT 1 MEASURING 3,111SQFT

Regency Heights, Lakeside Drive, Park Royal, London NW10 7HQ

**COMMERCIAL UNITS (CLASS A1/A2/B1) AVAILABLE
FOR SALE/RENT (1,098-3,111SQFT)**



Summary

- » **3 x brand new commercial units for sale** within quality **new build** development of over 800 new homes
- » Units to be sold on new **995-year leases** at peppercorn ground rents
- » 0.3 miles from **Park Royal station** (Piccadilly Line) and 0.6 miles from **Hanger Lane station** (Central Line)
- » Will interest **investors and owner occupiers**
- » **Unit 1 (Class A1/A2/B1 – 3,111sqft)** with 1 x parking space - for sale **£950,000 (£305psf)** or to rent **£74,950pax (£24psf)**
- » **Unit 2 (Class A1/A2/B1 – 1,098sqft)** with 1 x parking space - for sale **£420,000 (£383psf)** or to rent **£29,950pax (£27psf)**
- » **Unit 3 (Class A1/A2/B1 – 2,002sqft)** with 1 x parking space - for sale **£690,000 (£345psf)** or to rent **£49,950pax (£25psf)**



Description

These attractive units are located on the **ground floor** of a new development by Fairview New Homes and are **available for sale or to rent**. **Unit 1 measures 3,111sqft** and is located facing the main area of green space at the heart of the scheme. **Unit 3 extends 2,002sqft** and can be accessed directly via Coronation Road. **Unit 2 extends 1,098sqft** and can be accessed directly via Lakeside Drive.

All three units are being offered in **shell and core condition** with **capped services (water and electric)**, with the space ready for an incoming occupier to fit out as per their requirements. The properties benefit from **A1/A2/B1** uses and so would be suitable for **retail and office occupiers**.

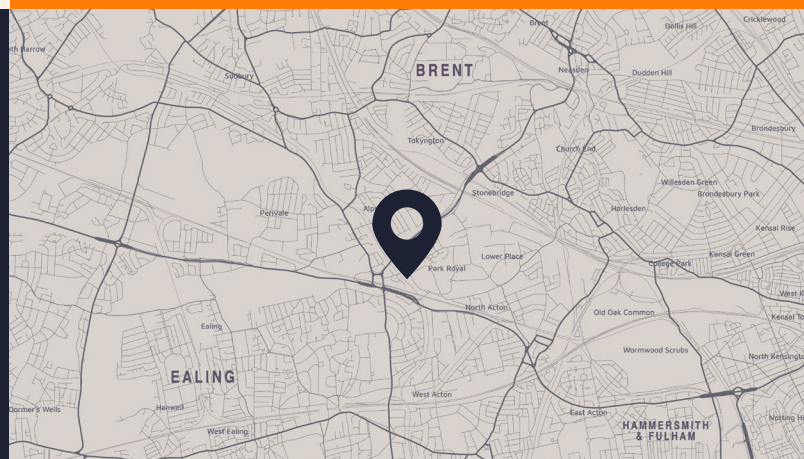
Location

The properties are located along **Lakeside Drive** and **Coronation Road** connecting to **Western Avenue (A40)** and **North Circular Road (A406)**. The properties are situated a short walk 0.3 miles to **Park Royal underground station** (Piccadilly Line) and 0.6 miles to **Hanger Lane underground station** (Central Line) providing direct trains to Central London in under 15 minutes.

Park Royal and the Borough of Brent area are seeing huge investment and quickly becoming a vibrant hub for people to live and work. This regeneration includes **27,000 new homes**, **30,000 new local jobs** and the **£1.4 billion expansion at Brent Cross shopping centre**. Resulting in quality amenities for both residents and businesses.

PROPERTY ADDRESS

Regency Heights, Lakeside Drive,
Park Royal, London NW10 7HQ



Further Information

Floor plans and further details on the overall scheme are available upon request. **Ceiling heights for each property are as follows:**

Unit 1 3250mm

Unit 2 3900mm

Unit 3 3900mm

VAT

The properties are **not elected** for VAT and therefore VAT is not payable on the purchase price.

Business Rates & Service Charge

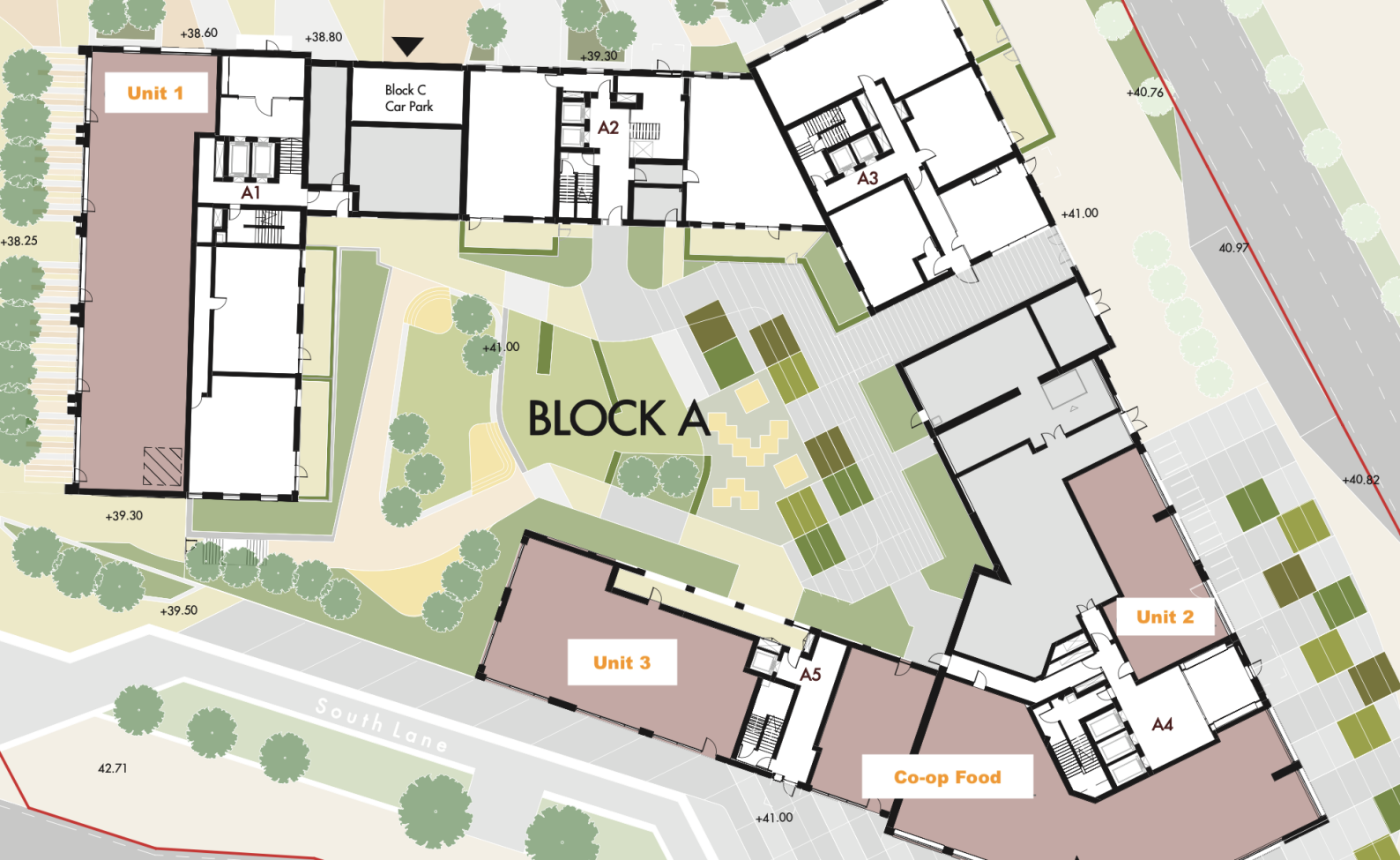
The **property is yet to be rated by the VOA**. Interested parties are to make their own enquiries with **Brent Council** for exact figures.

A service charge will be levied relating to the maintenance and repair of the estate roads and common external areas.



UNIT 2 MEASURING 1,098SQFT





CONTACT US

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Terms

Offers invited with breakdown for individual units as follows:

- » **Unit 1 (Class A1/A2/B1 – 3,111sqft)** with 1 x parking space - for sale **£950,000 (£305psf)** or to rent **£74,950pax (£24psf)**
- » **Unit 2 (Class A1/A2/B1 – 1,098sqft)** with 1 x parking space - for sale **£420,000 (£383psf)** or to rent **£29,950pax (£27psf)**
- » **Unit 3 (Class A1/A2/B1 – 2,002sqft)** with 1 x parking space - for sale **£690,000 (£345psf)** or to rent **£49,950pax (£25psf)**

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners or Farino Cole Real Estate in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No: 10712199). Registered address: Omega, 112 Main Road, Sidcup DA14 6NE. Farino Cole Real Estate (Reg No: 08873218). Registered address: Egale, 180 St Albans Road, Watford, Herts WD17 1DL.

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