



**x2
UNITS**

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

**COMMERCIAL UNITS (CLASS E) AVAILABLE
FOR SALE/RENT (1,184 -3,111 SQFT)**





Summary

- » 2 x brand new commercial units for sale or rent within quality new build development of over 800+ new homes
- » Units to be sold on new 994-year leases at peppercorn ground rents in shell & core condition
- » 0.3 miles from Park Royal station (Piccadilly Line) and 0.6 miles from Hanger Lane station (Central Line)
- » Frequent passing footfall from Park Royal Tube station
- » Will interest investors and owner occupiers
- » Unit 1A (Class E – 1,184sqft) with 1 x parking space - for sale £420,000 (£355psf) or to rent £29,500pax (£25psf)
- » Unit 1B (Class E – 1,808sqft) with 1 x parking space - for sale £590,000 (£326psf) or to rent £44,500pax (£25psf)
- » Combined Unit 1A&1B (Class E – 3,111sqft) with 2x parking spaces - for sale £925,000 (£297psf) or to rent £72,500pax (£23psf)

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**.

Both units are located facing the main area of green space at the heart of the scheme. This benefits from **frequent passing footfall** derived from **Park Royal Tube** station, providing a fantastic opportunity for businesses within the units.

Unit 1A and Unit 1B are being offered in **shell and core** condition with **capped services** (water, electric & telecoms), with the space ready for an **incoming occupier to fit out** as per their requirements.

The properties benefit from **Class E use** and therefore suitable for a **range of uses**, including cafe, leisure, medical, retail & office use.

Each unit comes with **1 x parking space and shared commercial refuse store**

Location

The properties are located along Lakeside Drive with **6 commercial units in total** within the development, **creating a hub of activity**.

Situated by 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.

Further Information

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

Unit 1a 3250mm

Unit 1b 3250mm

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.

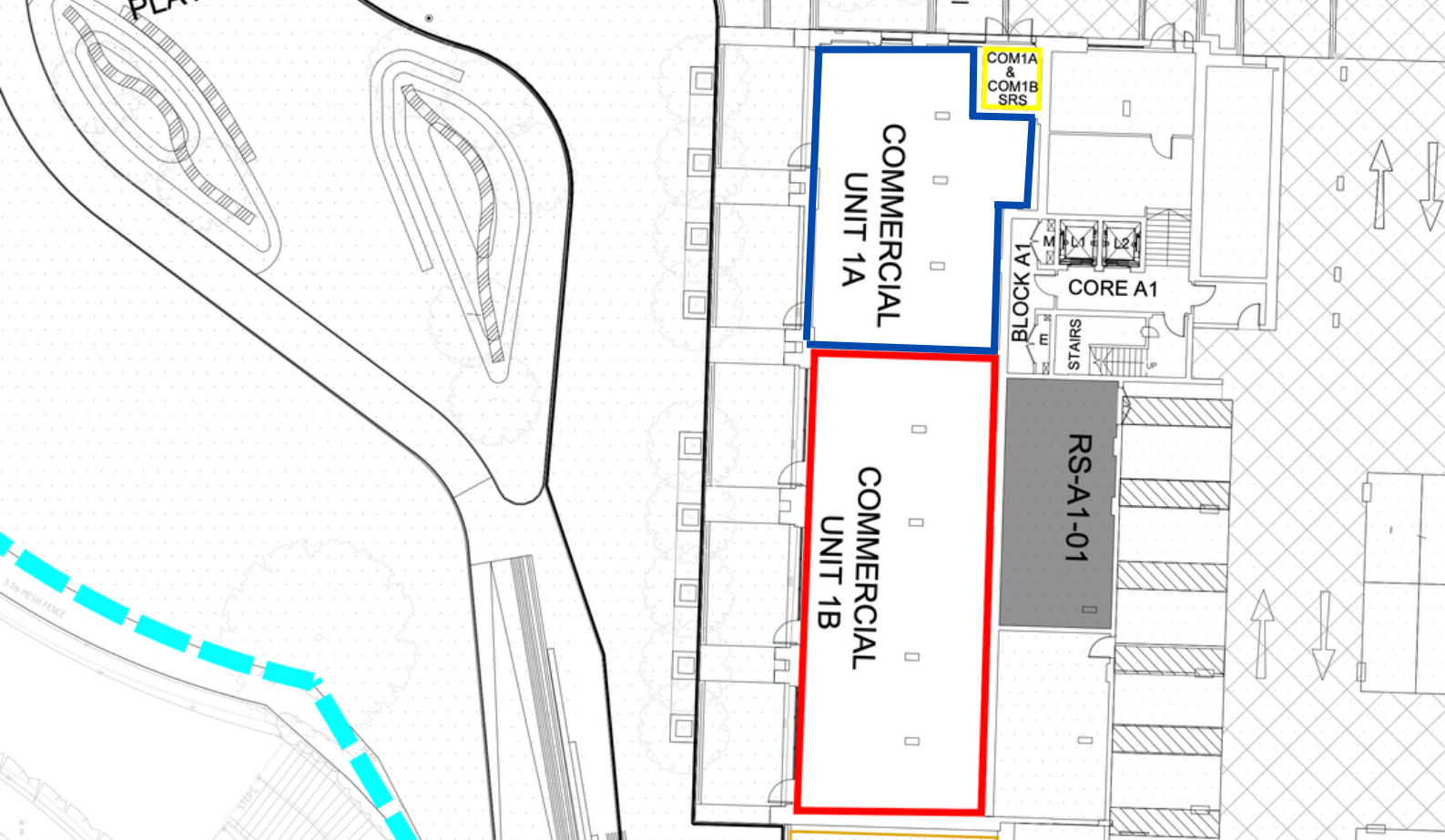
Interested parties are to make their own enquiries with Brent Council for exact figures.

Service Charge is guided at c. £1.35psf per annum to cover the block external and estate service charges.

Parking space service charge is set at £293.32 per annum, should this be included.



Unit 1A & Unit 1B Regency
Heights, Lakeside Drive,
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Terms

Offers invited with breakdown for individual units as follows:

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» **Unit 1A&1B Combined** (Class E – 3,111sqft) with 2x parking spaces - for sale £925,000 (£297psf) or to rent £72,500pax (£23psf)

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