

COLINDALE STATION PIAZZA



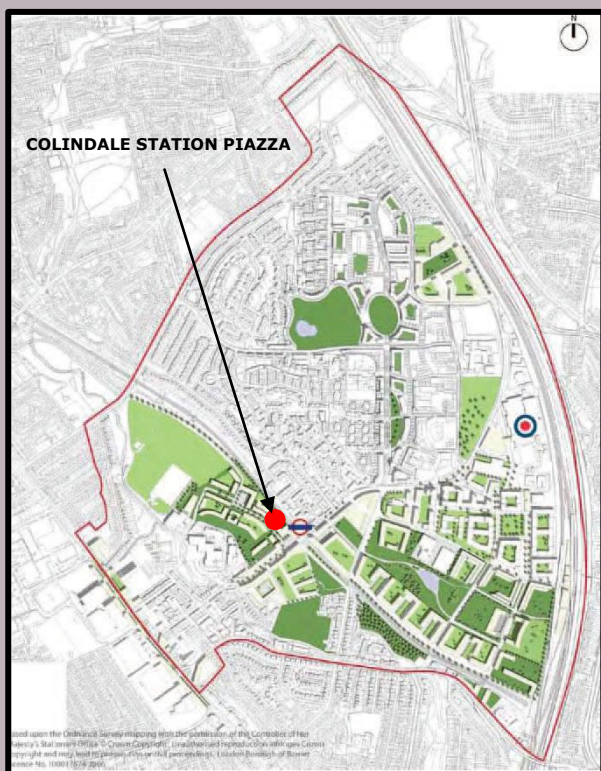
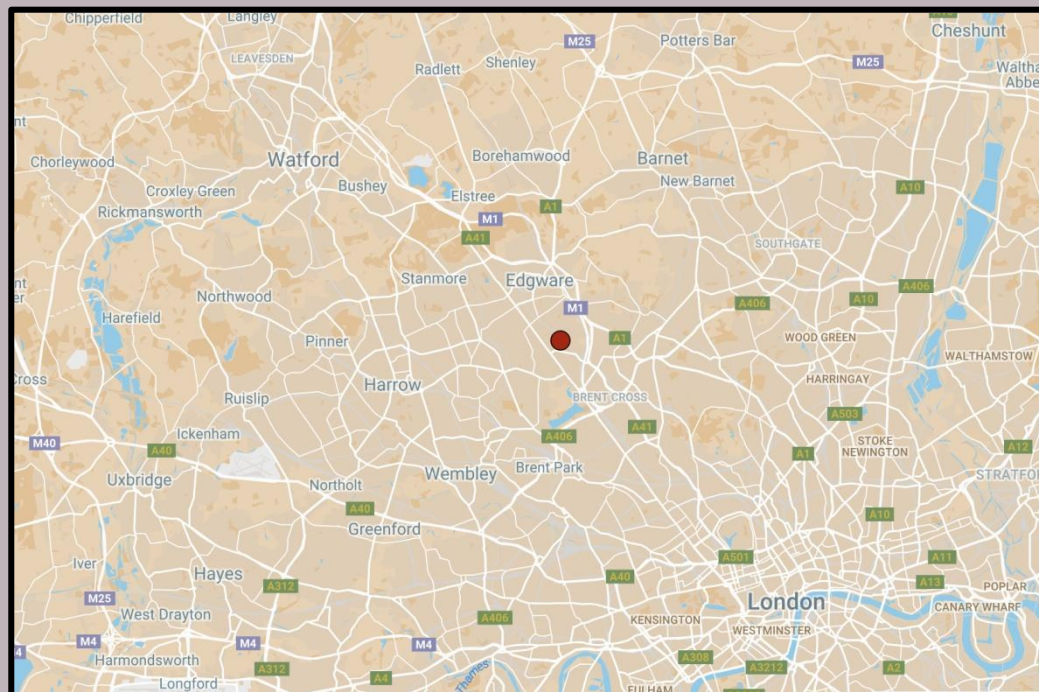
- Adjacent to Colindale Station (5.9 million visitors) Northern Line
- New retail units available – 635 / 1560 / 3929 sq ft – A3 and A1/A3 uses
- Student accommodation (650 rooms) with classrooms below
- Unit 1 let to Sainsbury's and basement floors to Puregym

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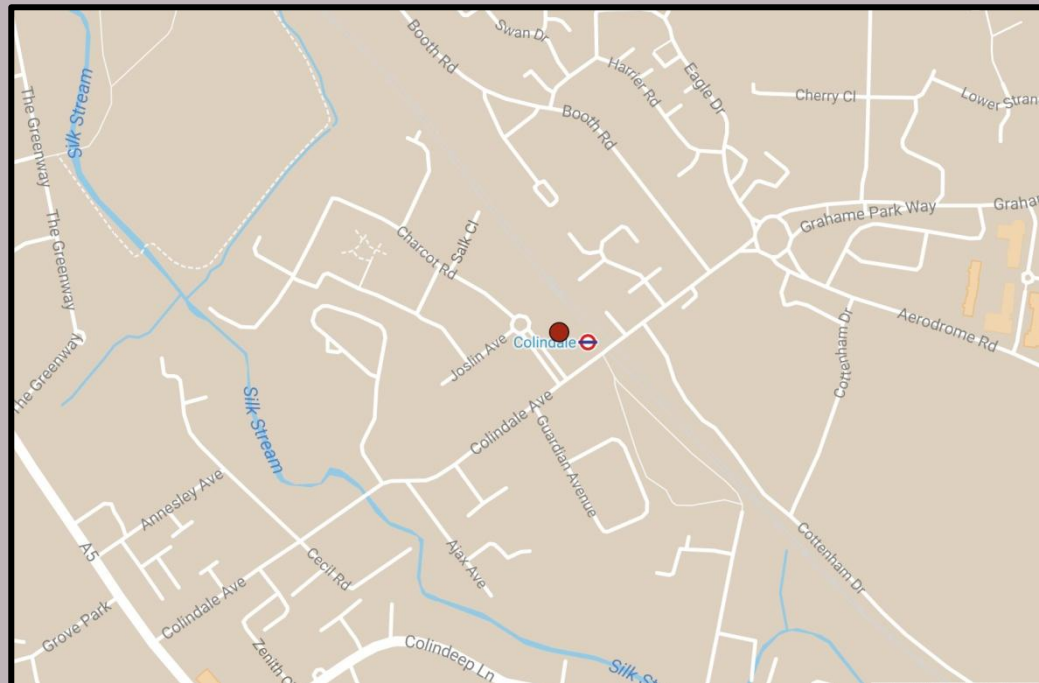
Location

Colindale is a major growth and regeneration area in North West London, 25 minutes from Central London (Northern Line). The Colindale Station Piazza development is at the heart of the area's £4.5bn regeneration that includes 10,000 new homes and four new primary schools making Colindale an attractive urban village.

The available retail and restaurant units comprise the ground floor of the Stay Club – a newly constructed 19 floor student accommodation building providing 650 rooms. Colindale station (**5.9 million entrances and exits a year**) will be redeveloped completing the retail and leisure focused piazza central to Colindale's regeneration.



Colindale Spatial Masterplan





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Description and Accommodation

Three newly constructed commercial units are available as part of a mixed-use scheme comprising student accommodation, retail and leisure space

Approximate Gross External Areas are:

Unit	Description	Use	Size (GEA)
Unit 2	Ground Floor unit	A1/A3	59 sq m (635 sq ft)
Unit 3	Ground and First floor unit with 360° frontage NOW LET	A1/A3	55.9 sq m (602 sq ft) each floor – 111.8 sq m (1204 sq ft) overall
Unit 4	Ground Floor Restaurant unit with extraction and outside seating	A3	365 sq m (3,929 sq ft) May Split 145sq m (1560 sq ft)

Terms

Units are available on fully repairing and insuring leases for terms to be agreed.

Rent

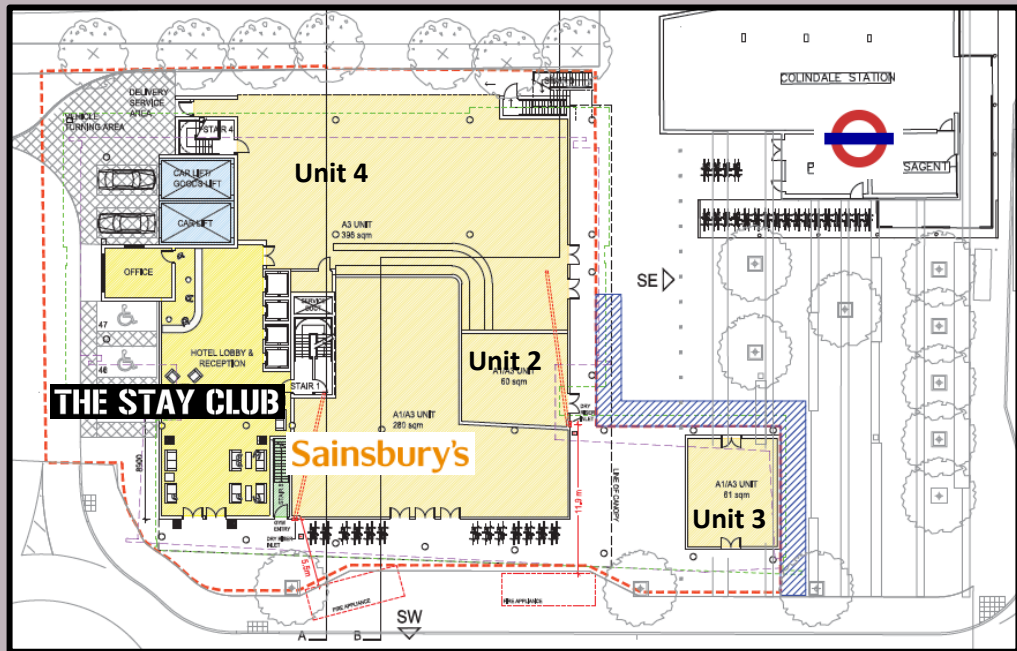
Price on application. We are informed the property is elected for VAT.

Business Rates

To be assessed.

Inspection

Please contact leasing agents, **Retail Group London**.



NB, This site plan illustrates the approximate locations of each unit within the scheme and is not an accurate representation of the completed building.

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Subject to Contract

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