

***Draft Particulars Only***

**Three Commercial Units – New Development  
A1/A2 /E USE**

**3 BURNT OAK BROADWAY  
HA8 5LD**



**Location**

The property is situated Burnt Oak Broadway within easy reach of shopping and transport facilities of Burnt Oak and Colindale, and within close proximity to M1 and North Circular Road (A406).

**Description**

Two remaining ground floor commercial units totalling approx. 6,500sqft forming part of a modern residential development.

Each commercial unit has been finished to a shell and core condition with capped services to rear. Each unit benefits from high ceilings, approx. 17ft with rear service corridor for ease of deliveries from a rear service road.

Available by way of new lease 15 year FR& I Leases, terms to be agreed.

<b>Unit 1</b>	<b>267.3sqm (2,877sqft)</b>	<b>£55,000 pax</b>	<b>UNDER OFFER</b>
<b>Unit 2</b>	<b>344.4sqm (3,707 sqft)</b>	<b>£65,000pax</b>	

**An early viewing is strongly advised.**

## **Terms**

<b>Rent:</b>	<b>Unit 1</b>	<b>£55,000pax</b>
	<b>Unit 2</b>	<b>£65,000 pax</b>
<b>Premium:</b>	<b>N/a</b>	
<b>Lease:</b>	<b>New lease terms to be agreed.</b>	
<b>Business Rates:</b>	<b>For year 2025/26 the rates payable are set at TBA However, all interested parties should make their own enquiries either via London Borough of Barnet or via <a href="http://www.voa.gov.uk">www.voa.gov.uk</a>.</b>	
<b>EPC:</b>	<b>Available upon request.</b>	
<b>Legal Costs:</b>	<b>Each party to be responsible for their own legal costs.</b>	
<b>Viewing:</b>	<b>Strictly by appointment only through owners agents Grovelands 020 8731 9777 <a href="http://www.grovelands.net">www.grovelands.net</a></b>	

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MISREP/STANDARD/DI/GROVE