

BURNT OAK

100 Burnt Oak Broadway, London, HA8 0BE



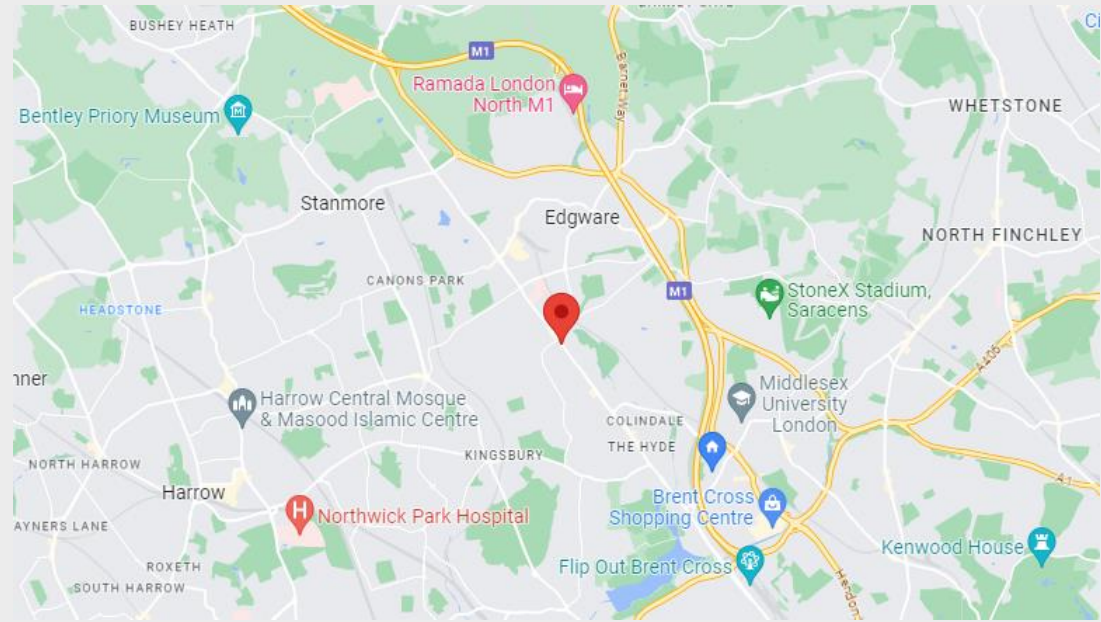
**NEWLY DEVELOPED LEISURE / OFFICE / RETAIL / MEDICAL UNITS
AVAILABLE AS A WHOLE OR IN A VARIETY OF CONFIGURATIONS**

**UNITS FROM 2,044 SQ FT TO 13,957 SQ FT
FOR SALE OR TO LET**



LOCATION

The property is located on the eastern side of Burnt Oak Broadway Close to it's junction with Watling Avenue and Stag Lane. Burnt Oak Station (Northern Line) is located 0.3 miles away, numerous bus routes also serve Watling Avenue & Burnt Oak Broadway connecting the property to central and north London. The Property also benefits from good road connections, being located on the A5, the M1 is 1.5 miles away and the North Circular Road (A406) IS 3.5 miles away. The immediate area benefits from an abundance of amenities comprising pubs, restaurants, cafes and convenience stores.



DESCRIPTION

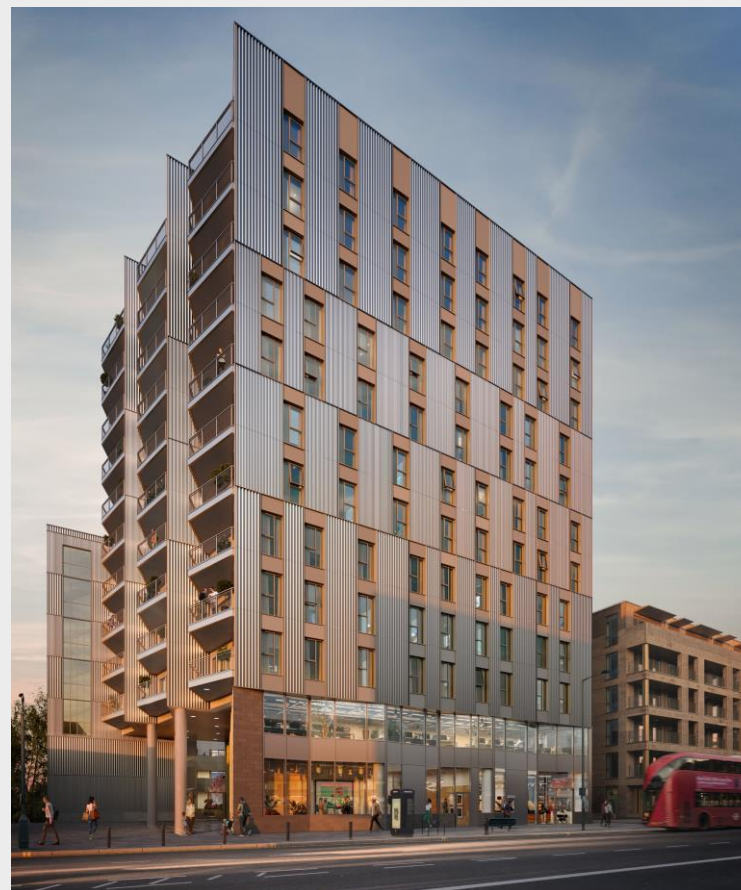
The property is currently undergoing development and will be ready for handover in June 2024. It will be finished to a developers shell & core condition, ready for an ingoing Tenant's fitout, over basement, ground and first floors and can be split into a variety of different combinations. The basement benefits from excellent floor to ceiling height and the different configurations can all be made available on a self contained basis. The first floor will benefit from surround glazing A breakdown of the available accommodation can be found below.

SIZES

	Basement (sq. ft.)	Ground Floor (sq. ft.)	First Floor (sq. ft.)	Total (sq. ft.)
Plant Room	1,168	n/a	n/a	1,168
Basement Unit with Ground floor lobby	7,577	559	n/a	8,136
Ground Floor Rear Unit	n/a	2,609	n/a	2,609
First Floor Unit with ground floor Lobby	n/a	215	1,829	2,044
TOTAL	8,745	3,383	1,829	13,957

HIGHLIGHTS

- Class E Use – suitable for leisure, office, medical, retail etc
- Full height floor to ceiling glazing on first and ground floors
- All configurations self-contained
- Shell & Core with capped off services
- Ready for occupation in June 2024
- Parking available by separate arrangement
- Goods lift & Passenger lift from ground floor to basement
- Basement ceiling height of 3.5m rising to 4.2m
- Basement benefits from planning for 24/7 use as a gym
- Basement/Ground floor Rear loading
- Basement plant room can also be made available to let

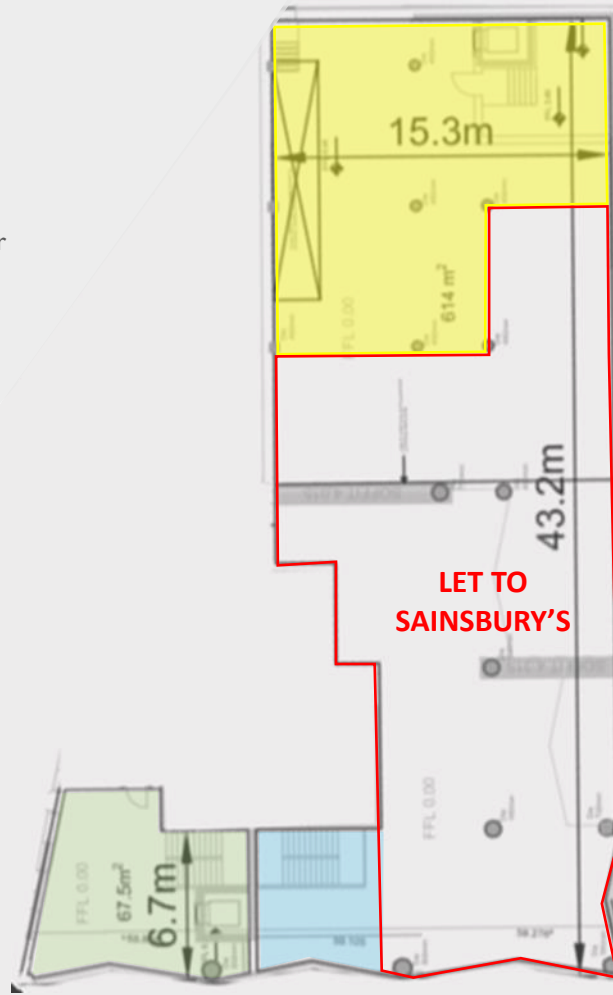


FLOORPLANS



BASEMENT

Burnt Oak Broadway



GROUND FLOOR PLAN

Burnt Oak Broadway



FIRST FLOOR

Burnt Oak Broadway

- Basement Plant Room
- Basement Unit with ground floor entrance lobby
- Ground Floor Rear Unit
- First Floor Unit with ground floor Lobby

TERMS

TENURE/LEASE:

A Virtual Freehold of 999 years is available, or a new Fully Repairing and Insuring Lease is available direct from the Landlord, for a term to be agreed.

PRICE/RENT:

Upon application.

SERVICE CHARGE:

TBA

BUSINESS RATES:

TBA. All parties are advised to make their own enquiries with the Valuation Office Agency.

USE:

The property benefits from Class 'E' use and be used for several different uses including office, medical, retail, leisure etc.

PARKING:

Parking spaces may be available by negotiation

VAT:

The building is registered for VAT which is payable on the rent and service charge.

VIEWINGS:

Strictly by appointment only.

POSSESSION:

June 2024

LEGAL COSTS

Each party to bear their own costs.



For further information please contact:

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