



**Unit 5B, Lakeside Drive,  
Park Royal, London NW10**

**COMMERCIAL UNIT (CLASS E) AVAILABLE  
FOR SALE/RENT (1,808SQFT)**







## Summary

- » Brand new, open plan commercial unit for sale or rent in shell & core condition in Park Royal
- » The unit is located within a high-spec development neighbouring a CoOp, Nursery, Barbers, Dentist & Deli.
- » 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 and local residents
- » Will interest investors and owner occupiers
- » Unit 5B (Class E - 1,808sqft) with 1 x parking space - for sale £450,000 (£248psf) or to rent £42,500pax (£23.50psf)

## Description

The unit is located on the **ground floor** of a new development, Regency Heights by Fairview New Homes and available for **sale or to rent**.

Regency Heights, includes **five neighbouring commercial units**, occupied by a **Co-Op** supermarket, **Green Village Deli**, **Little Tigers Nursery**, a **barbershop** and a **dentist**.

The unit benefits from **frequent passing footfall** derived from **Park Royal Tube** station, providing a fantastic opportunity for businesses within the units.

Unit 5B is available 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 property benefits 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 property is 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). 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. The internal ceiling height within the unit is 3250mm.

## VAT

The property is **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.

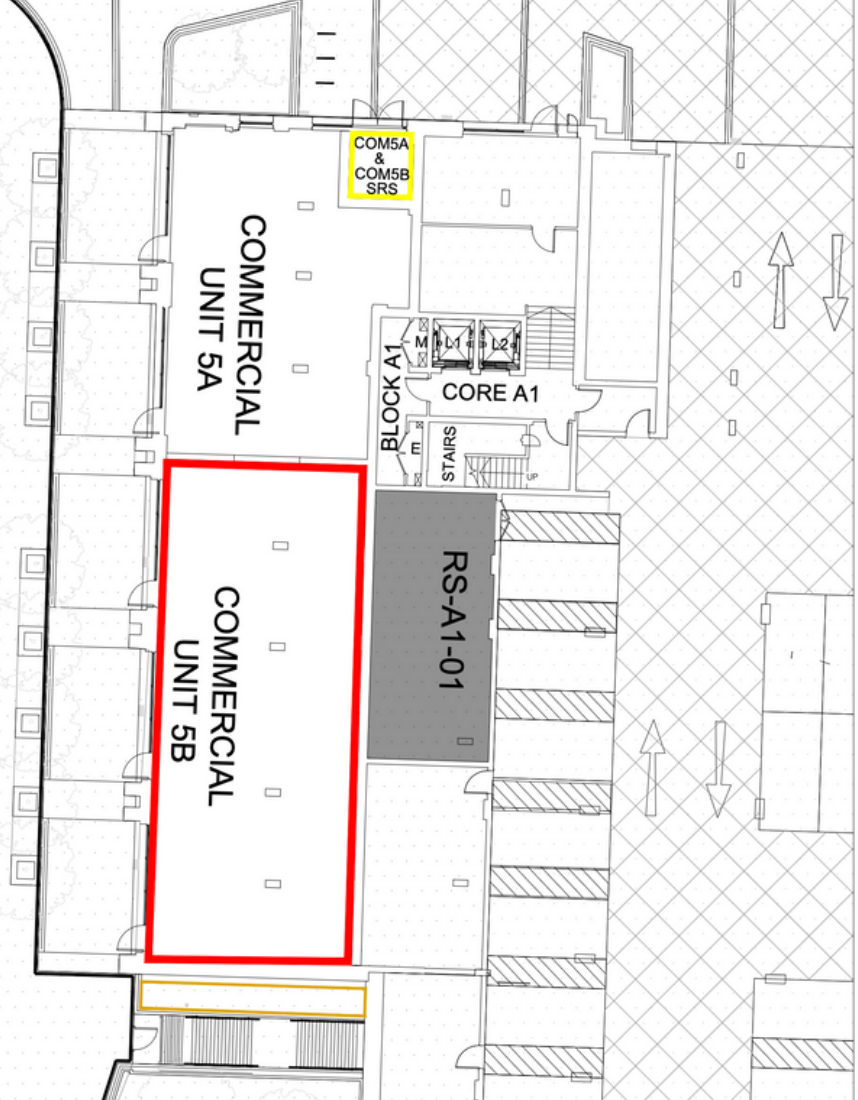
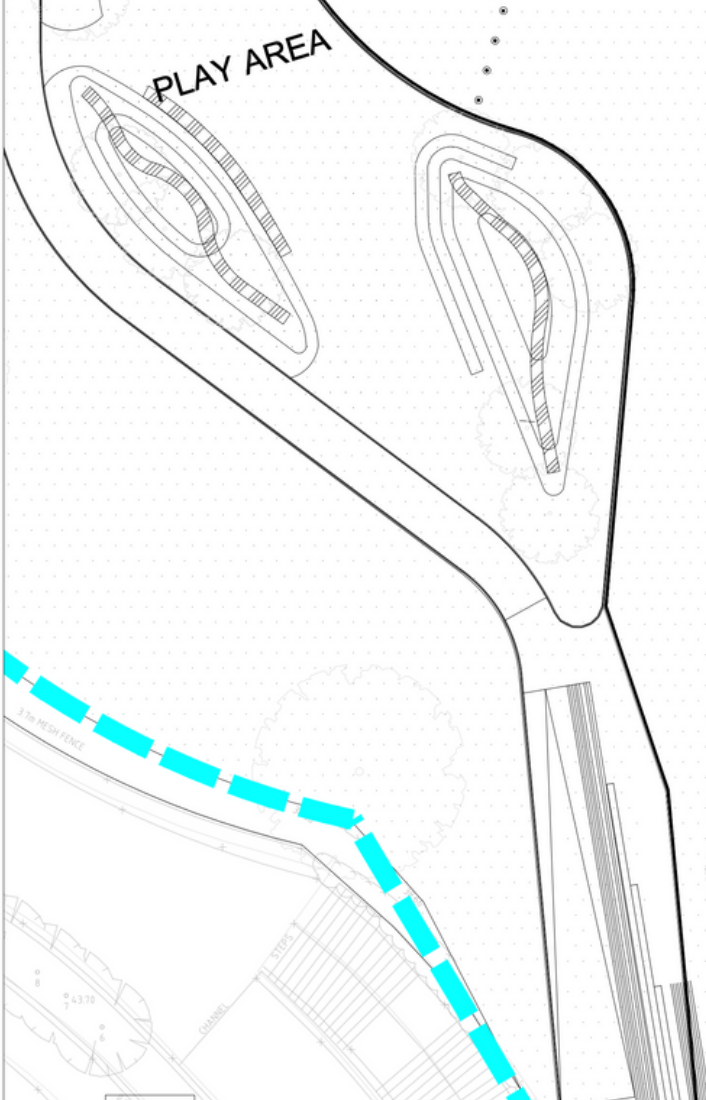
Interested parties are to make their own enquiries with Brent Council for exact figures.

Service Charge is guided at c. **£1.91psf per annum** to cover the block external and estate service charges.

**Parking space service charge** is set at **£326 per annum**, should this be included.







## CONTACT US

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## Terms

Offers invited with breakdown for the individual unit as follows:

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#### 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 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.



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