



**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.

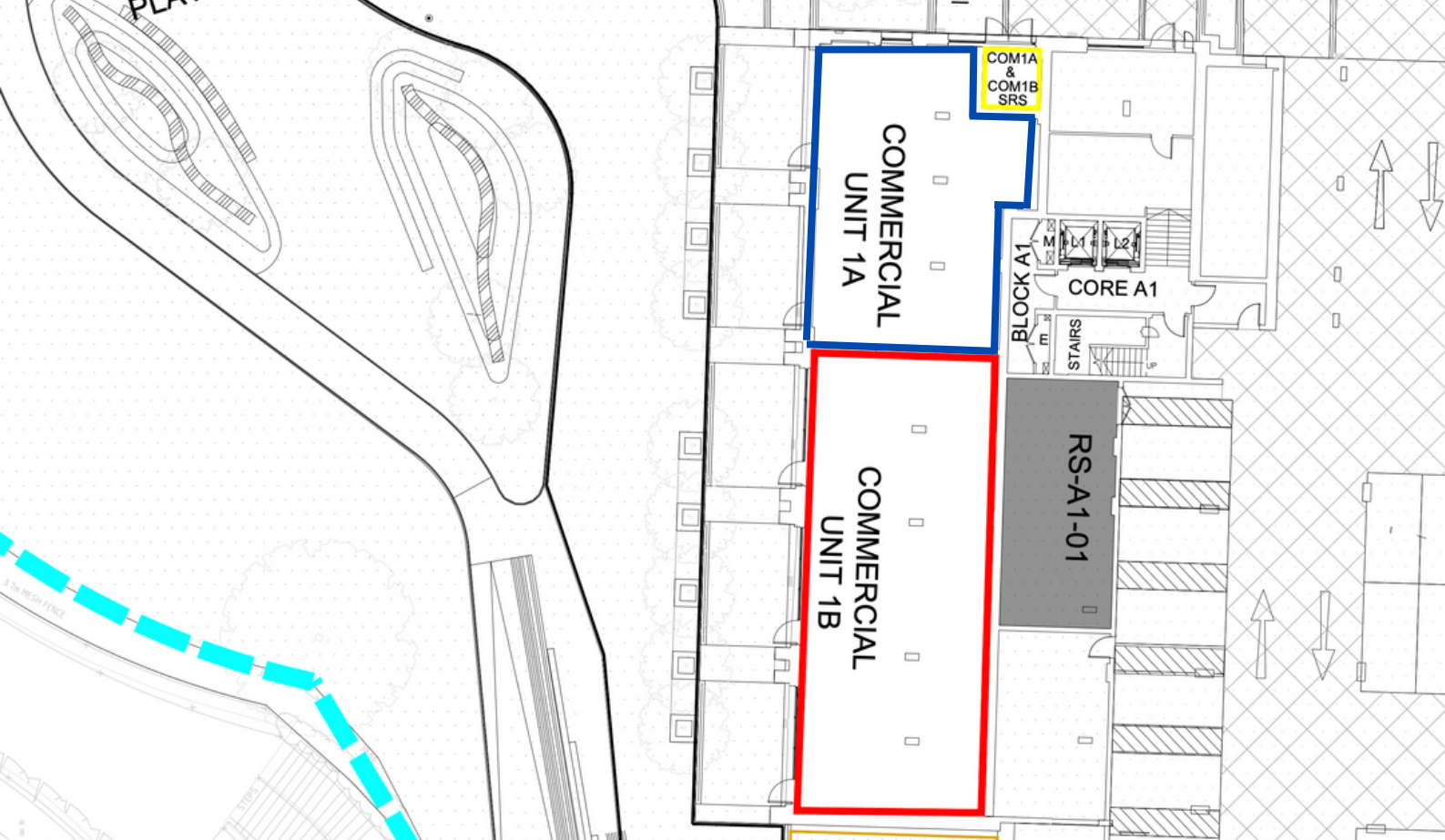
Service Charge is guided at c. £1.35psf per annum to cover the block external and estate service charges.

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



Unit 1A & Unit 1B Regency  
Heights, Lakeside Drive,  
Park Royal  
London NW10 7HQ





## CONTACT US

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## Terms

Offers invited with breakdown for individual units as follows:

**Unit 1A** (Class E – 1,184sqft) with 1 x parking space - for sale £420,000 (£355psf) or to rent £29,500pax (£25psf)

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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)

#### Important Notice:

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