

# LONDON

1<sup>st</sup> FLOOR, 4-14 BLACKBIRD HILL

NEASDEN

NW9 8SD

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**1<sup>ST</sup> FLOOR OFFICES / CLASS E USE PREMISES – 2,215 SQ.FT / 205 SQ.M**



## Location & Description

Neasden is a densely populated residential area located between Wembley and Cricklewood in North West London and forms part of the London Borough of Brent. The property is situated on the south side of Blackbird Hill (A4088), close to its junction with Barnhill Road, Forty Lane and Tudor Gardens. For transport, Wembley Park Underground Station (Jubilee Line) is approximately 0.8 miles away and the North Circular Road (A406) is within a two minute drive. The building occupies a prominent position and the general character of the area comprises of commercial properties at ground floor level with residential upper parts. There are a range of retail, education and health services located on Blackbird Hill including BP and Snap Fitness.

The property comprises self-contained accommodation set out over first floor level forming part of the Lidl food stores. Access is via a private entrance from Ken Way and internally the space is currently configured to provide a mixture of open plan and partitioned cellular offices, kitchen, staff break out areas and WC's. Features include air conditioning and gas central heating (all untested).

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

| Terms   | Accommodation  |  |       |  |   |   |     |      |  |  |                                 |                    |                 |
|---|--|--|-------|--|---|---|-----|------|--|--|---------------------------------|--------------------|-----------------|
| <p>Available to let on the basis of a new full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of <b>£50,000 (Fifty Thousand Pounds)</b> per annum exclusive.</p> <p>The lease is to be granted <u>outside</u> of the security provisions of the Landlord &amp; Tenant Act 1954 (as amended).</p> | <p>Approx Net Internal Areas:</p> <table border="1" data-bbox="688 359 1500 527"> <thead> <tr> <th>Floor</th> <th>Sq.Ft</th> <th>Sq.m</th> </tr> </thead> <tbody> <tr> <td>First Floor:</td> <td>2,215</td> <td>205</td> </tr> <tr> <td>WC's</td> <td></td> <td></td> </tr> <tr> <td><b>Total Net Internal Area:</b></td> <td><b>2,215 sq ft</b></td> <td><b>205 sq m</b></td> </tr> </tbody> </table>   | Floor  | Sq.Ft | Sq.m   | First Floor:                                | 2,215   | 205 | WC's |  |  | <b>Total Net Internal Area:</b> | <b>2,215 sq ft</b> | <b>205 sq m</b> |
| Floor   | Sq.Ft  | Sq.m   |       |  |   |   |     |      |  |  |                                 |                    |                 |
| First Floor:  | 2,215  | 205  |       |  |   |   |     |      |  |  |                                 |                    |                 |
| WC's  |  |  |       |  |   |   |     |      |  |  |                                 |                    |                 |
| <b>Total Net Internal Area:</b>   | <b>2,215 sq ft</b>   | <b>205 sq m</b>  |       |  |   |   |     |      |  |  |                                 |                    |                 |
| Rating Assessment   | Commercial Energy Performance Certificate  |  |       |  |   |   |     |      |  |  |                                 |                    |                 |
| <p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBA</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>   | <table border="1" data-bbox="699 699 1500 1087"> <tr> <td colspan="2" data-bbox="699 699 1284 961"> <p>4-14 Blackbird Hill<br/>LONDON<br/>NW9 8SD</p> </td> <td data-bbox="1284 699 1500 961"> <p>Energy rating</p>  </td> </tr> <tr> <td data-bbox="699 961 1101 1087"> <p>Valid until<br/><b>6 August 2030</b></p> </td> <td colspan="2" data-bbox="1101 961 1500 1087"> <p>Certificate number<br/><b>0930-9234-0390-8620-4054</b></p> </td> </tr> </table> | <p>4-14 Blackbird Hill<br/>LONDON<br/>NW9 8SD</p>  |       | <p>Energy rating</p>  | <p>Valid until<br/><b>6 August 2030</b></p> | <p>Certificate number<br/><b>0930-9234-0390-8620-4054</b></p> |     |      |  |  |                                 |                    |                 |
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| VAT   | Viewings   |  |       |  |   |   |     |      |  |  |                                 |                    |                 |
| <p>The property is elected for VAT.</p>   | <p>Available by prior appointment with Linays Commercial Ltd.</p> <p><b>Contact:</b> Mandeep Cheema      <b>Email:</b> <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>  |  |       |  |   |   |     |      |  |  |                                 |                    |                 |
| Anti-Money Laundering   |  |  |       |  |   |   |     |      |  |  |                                 |                    |                 |
| <p>In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 all potential tenants will be required to comply with our Anti Money Laundering policy.</p>   |  |  |       |  |   |   |     |      |  |  |                                 |                    |                 |