



To Let

Retail Unit – Colindale Station - Colindale Avenue, NW9 5HR



Colindale London Underground Station is located in the London Borough of Barnet, North West London, within Travelcard Zone 4. Positioned on the Edgware branch of the Northern Line, it provides direct connections to key central London destinations such as Camden Town, Euston, and the West End.

The station lies on Colindale Avenue, just off the A5 (Edgware Road), and serves a rapidly developing residential and commercial area, with significant regeneration projects, new housing schemes, and improved local amenities enhancing its appeal as a growth location.

Zone 4

Edgware branch of the Northern Line

7.1million

Annual Station Footfall



Description:

The unit is newly created and is of a high standard. It has a simple rectangular configuration with a good prominent frontage on the front of the station. The unit will be handed over in shell condition with services capped off.

Unit Size:

Ground 100.98 sq m 1,087 sq ft

Services:

Power (125 A TPN), Water & Drainage.

Usage:

Retail, Coffee or Grab & Go Uses.

Lease:

5-year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be a base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

ALL ENQUIRIES:

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