



277 NEASDEN LANE

Neasden, NW10 1QJ

Large, Prominent Community Building Available To Let

7,117 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	7,117 sq ft
Rent	£115,000 per annum
Rates Payable	£30,464 per annum This property may benefit from transitional rates relief. Interested parties should direct their enquiries to the London Borough of Brent.
Service Charge	N/A
VAT	Not applicable
EPC Rating	C (70)

Key Features

- 10 minute walk to Neasden Underground Station (Jubilee Line)
- Passenger lift
- Air conditioning throughout
- Good footfall
- Natural light from multiple aspects
- Electric shutters
- Intruder alarm
- Automatic sliding doors
- CCTV installed
- Community uses only

Description

This prominent, sizeable property is set over an open plan ground floor, first floor and second floor which provides plenty of space for occupiers.

There are many benefits for potential occupiers including a passenger lift, air conditioning, intruder alarm, CCTV, automatic sliding doors, electric security shutters, natural light in from 3 aspects among others.

This property benefits from an F1 use class and would be suitable for community uses including education, places of worship, health provisions, community, cultural, and recreation and sport facilities.

Location

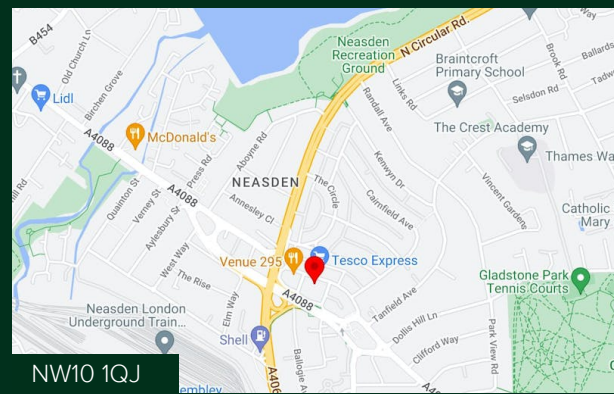
This property is set in a prominent location on Neasden Lane within a 10 minute walk of Neasden Station (Jubilee Line). 277 Neasden Lane is also very close to the A406, providing easy access to Brent Cross and the rest of London, and is well serviced by local bus routes.

Other local occupiers include KFC, Costa, Tesco and several other local and national brands.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,695	250.37
1st	3,073	285.49
2nd	1,349	125.33
Total	7,117	661.19



Viewing & Further Information

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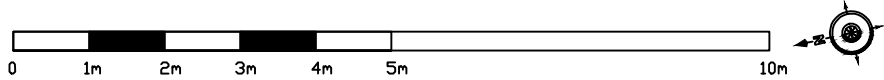
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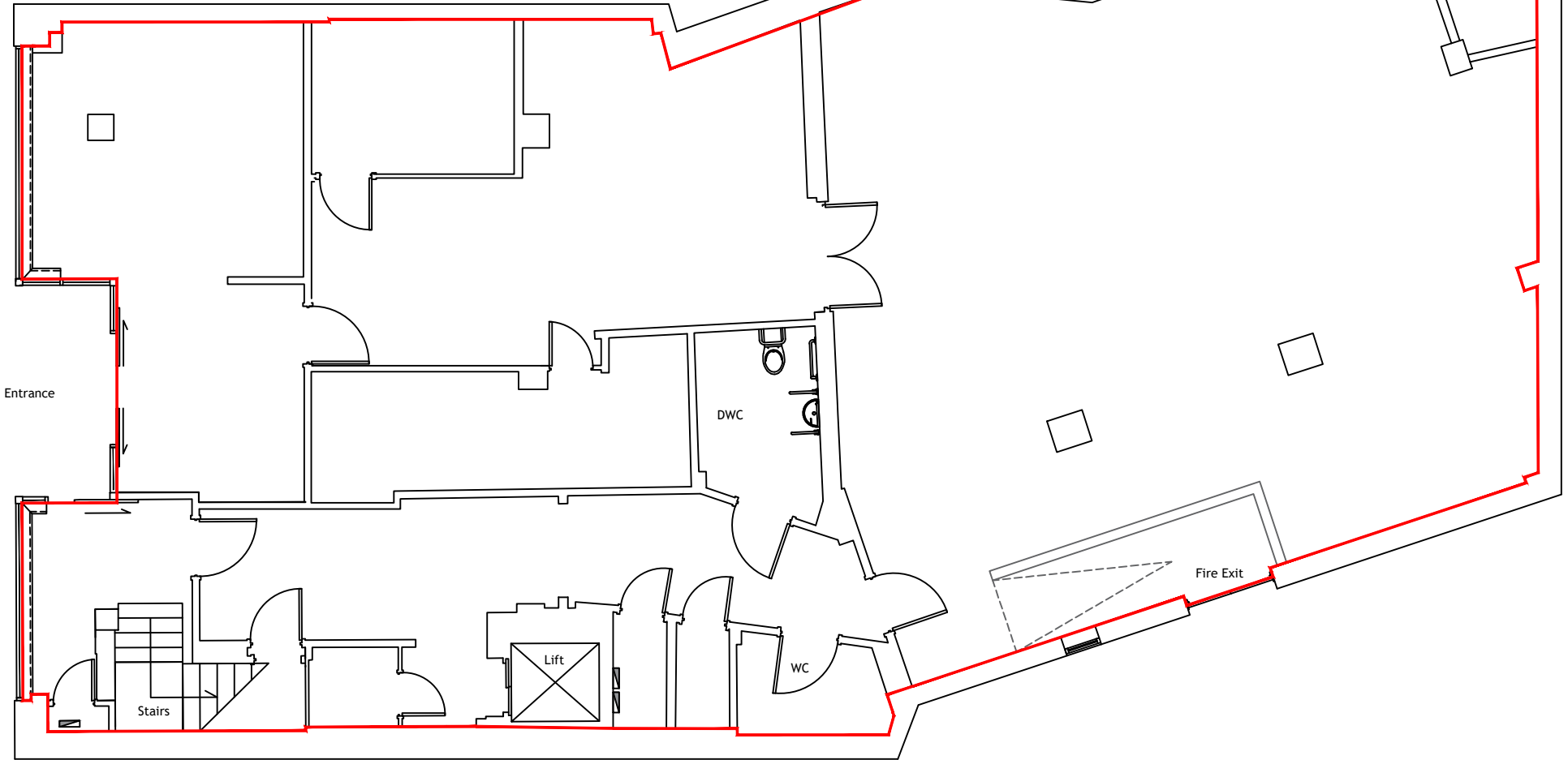
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Ground Floor

BIRSE CRESCENT

NEASDEN LANE



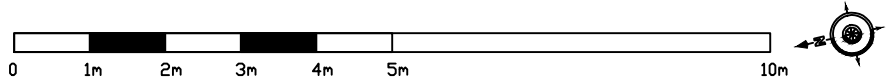
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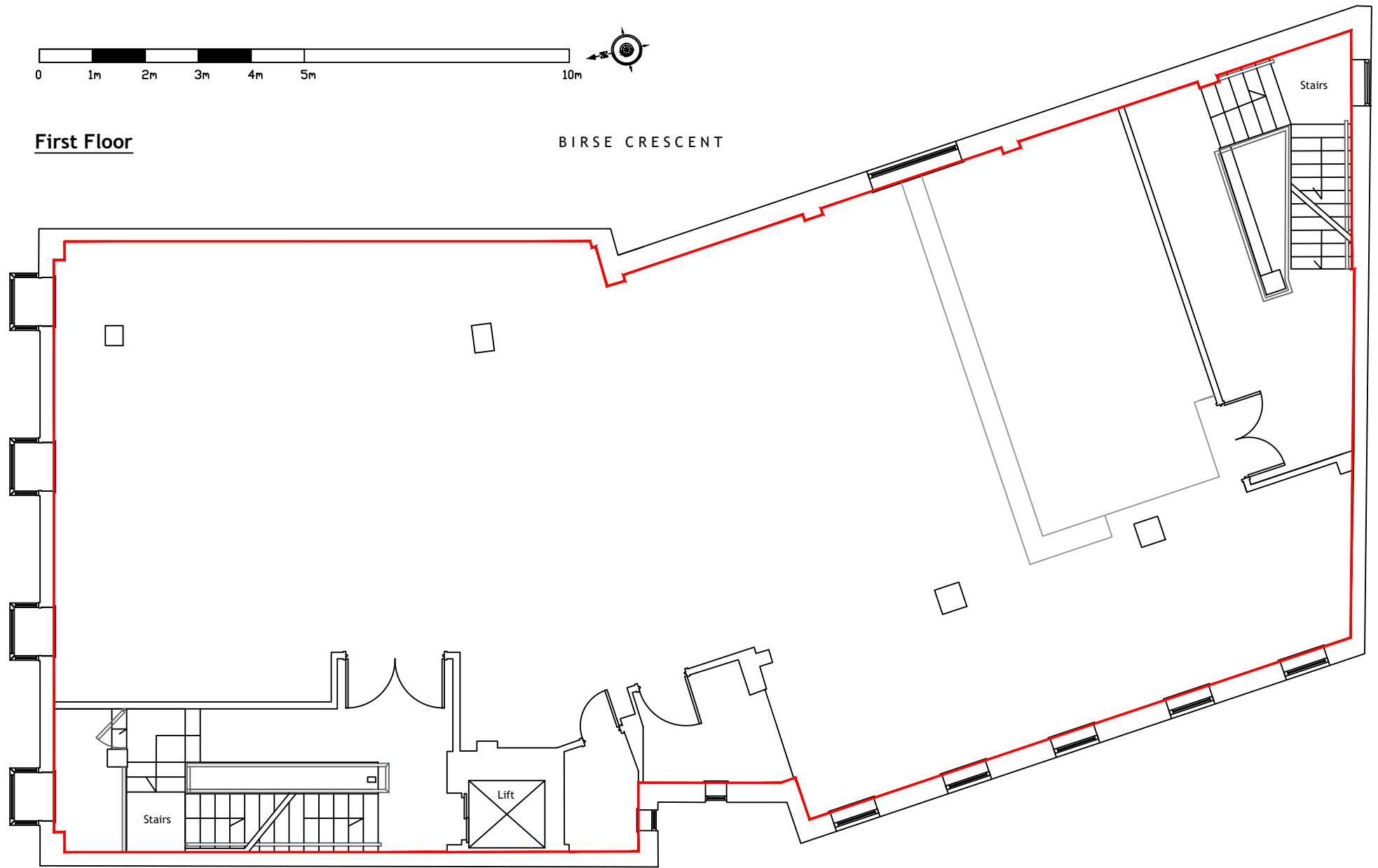
Client	Vistahawk Ltd		Scale	1:100	Date	10.07.23
Project	277 Neasden Lane London NW10 1QJ		Drawn By	LJC	Checked By	
Title	Ground Floor Plan		Project No	0766	Dwg. No	G00



First Floor

BIRSE CRESCENT

NEASDEN LANE



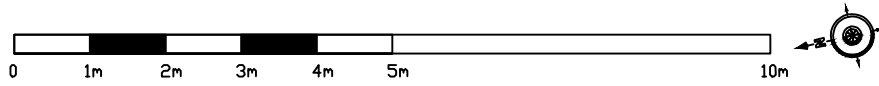
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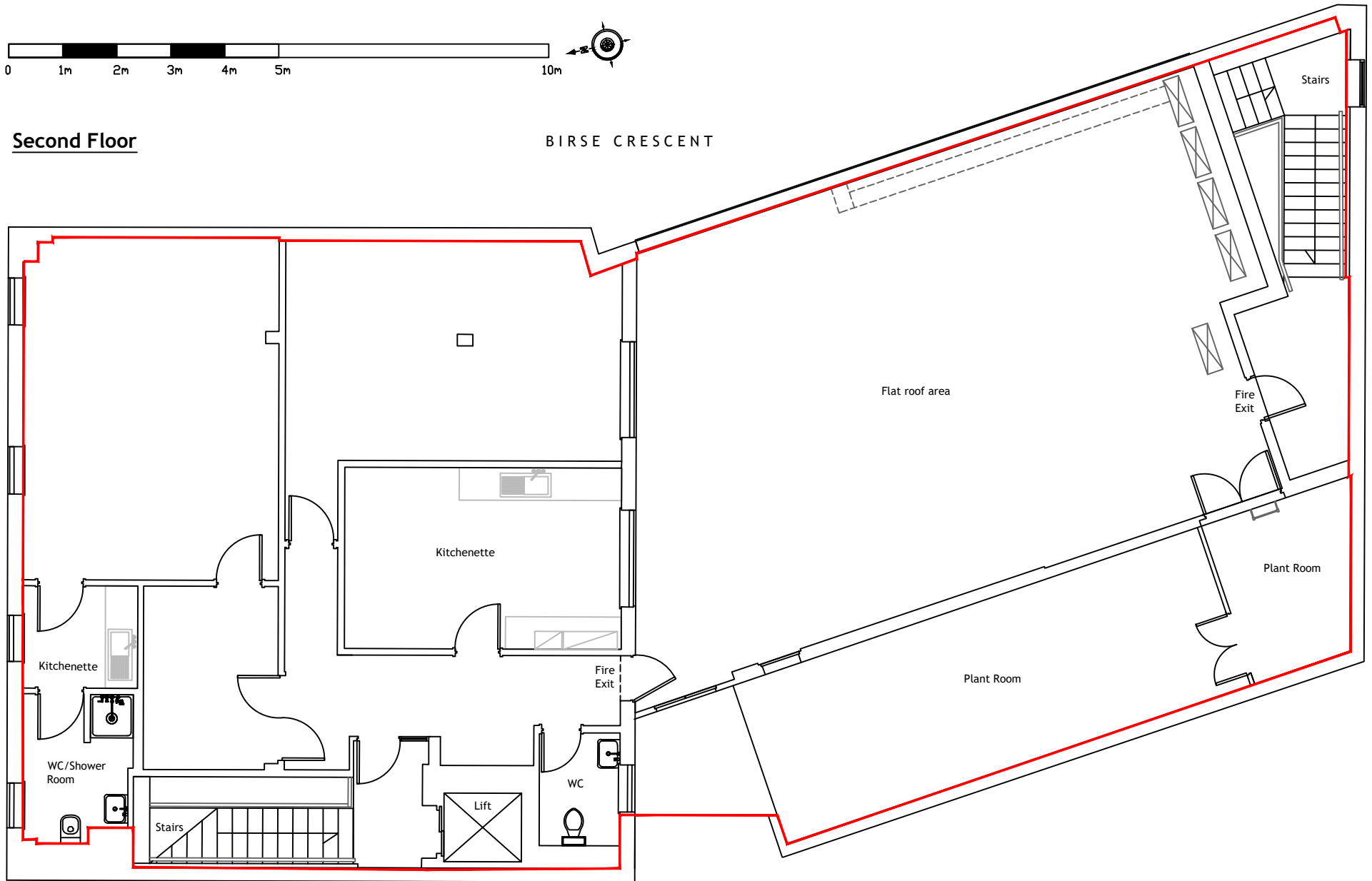
Client	Vistahawk Ltd		Scale	1:100	Date	10.07.23
Project	277 Neasden Lane London NW10 1QJ		Drawn By	LJC	Checked By	
Title	First Floor Plan		Project No	0766	Dwg. No	101
					Rev.	



Second Floor

BIRSE CRESCENT

NEASDEN LANE



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			<p>Project 277 Neasden Lane London NW10 1QJ</p>	<p>Drawn By Checked By LJC</p>
			<p>Title Second Floor Plan</p>	<p>Project No Dwg. No Rev. 0766 202</p>