

# MIDDLE YARD

DUDDEN HILL LANE, NEASDEN, NW10 1DD

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FOREST  
REAL ESTATE



# TO LET

## 1,950 SQ FT

Opportunity for a gym operator in new development in Neasden.

### Key Features

- Flexible lease terms
- Existing and ready to use high end facility
- Indoor swimming pool with outdoor feature
- Separate gym with machines
- Male & female changing rooms with showers and WC's
- Lift access
- Communal gardens

**Middle Yard, Dudden Hill Lane**  
Neasden, NW10 1DD







## Description

Forest Real Estate are marketing this gym premises looking for a PT/Fitness occupier who can utilise the space for their clientele as well as benefitting from the residential occupiers within this development.

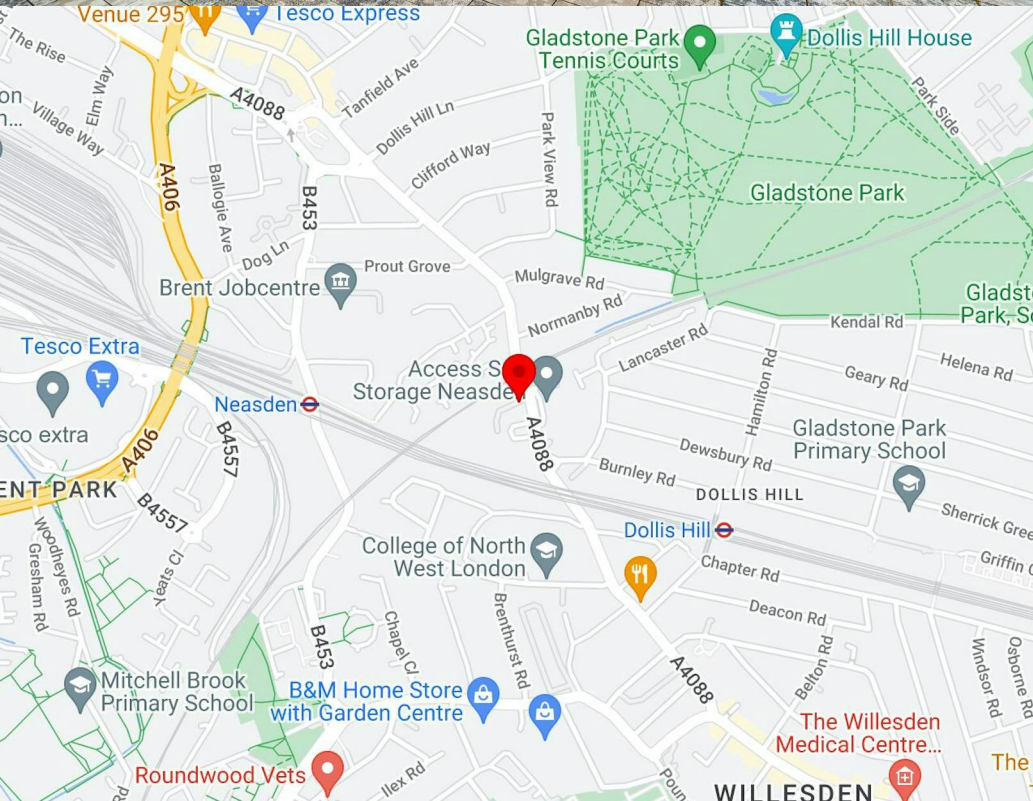
There are 147 apartments on-site as well as a well-established nursery brand.

Flexible lease terms are available to accommodate a variety of business models.

## Location

This site is conveniently located within a 10 minute walk from Neasden Station and Dollis Hill Station providing great access to the Jubilee Line.

The A406 is also located only a few minutes drive away providing great access to North West London and beyond.









# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,950	181.16	Available
Total	1,950	181.16	
Lease	New Lease		
Rent	On application		
Rates	On application		
Service Charge	Included in the headline rent.		
VAT	Applicable		
EPC	On application		

# Contact

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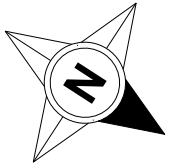
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F O R E S T  
R E A L E S T A T E



# Dudden Hill Lane, NW10

Approximate Area = 1950 sq ft / 181.2 sq m

For identification only - Not to scale

