

MIDDLE YARD

DUDDEN HILL LANE, NEASDEN, NW10 1DD

FOREST
REAL ESTATE



TO LET

1,950 SQ FT

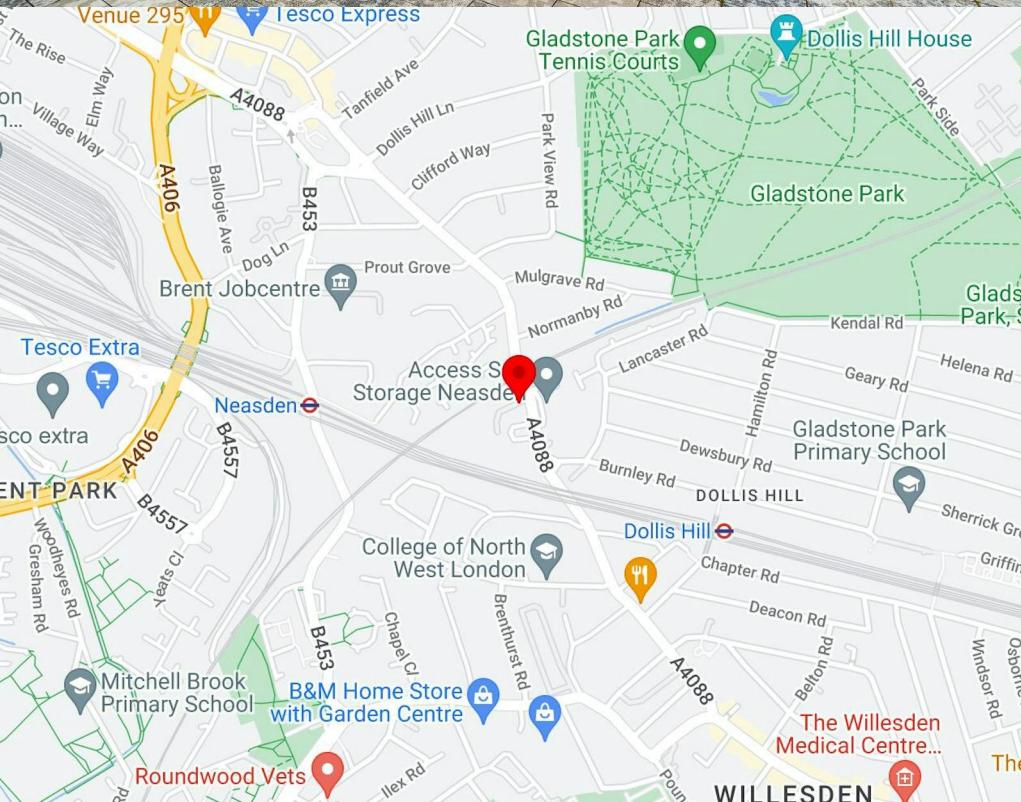
Opportunity for a gym operator in new development in Neasden.

Key Features

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



**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

Cormac Sears

020 3355 1555 | 07788 235 185
cormac@forestrealstate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealstate.co.uk

North West London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

East London Office

55 St John Street, London, EC1M 4AN
020 3370 4470

www.forestrealstate.co.uk
info@forestrealstate.co.uk

Middle Yard, Dudden Hill Lane
Neasden, NW10 1DD

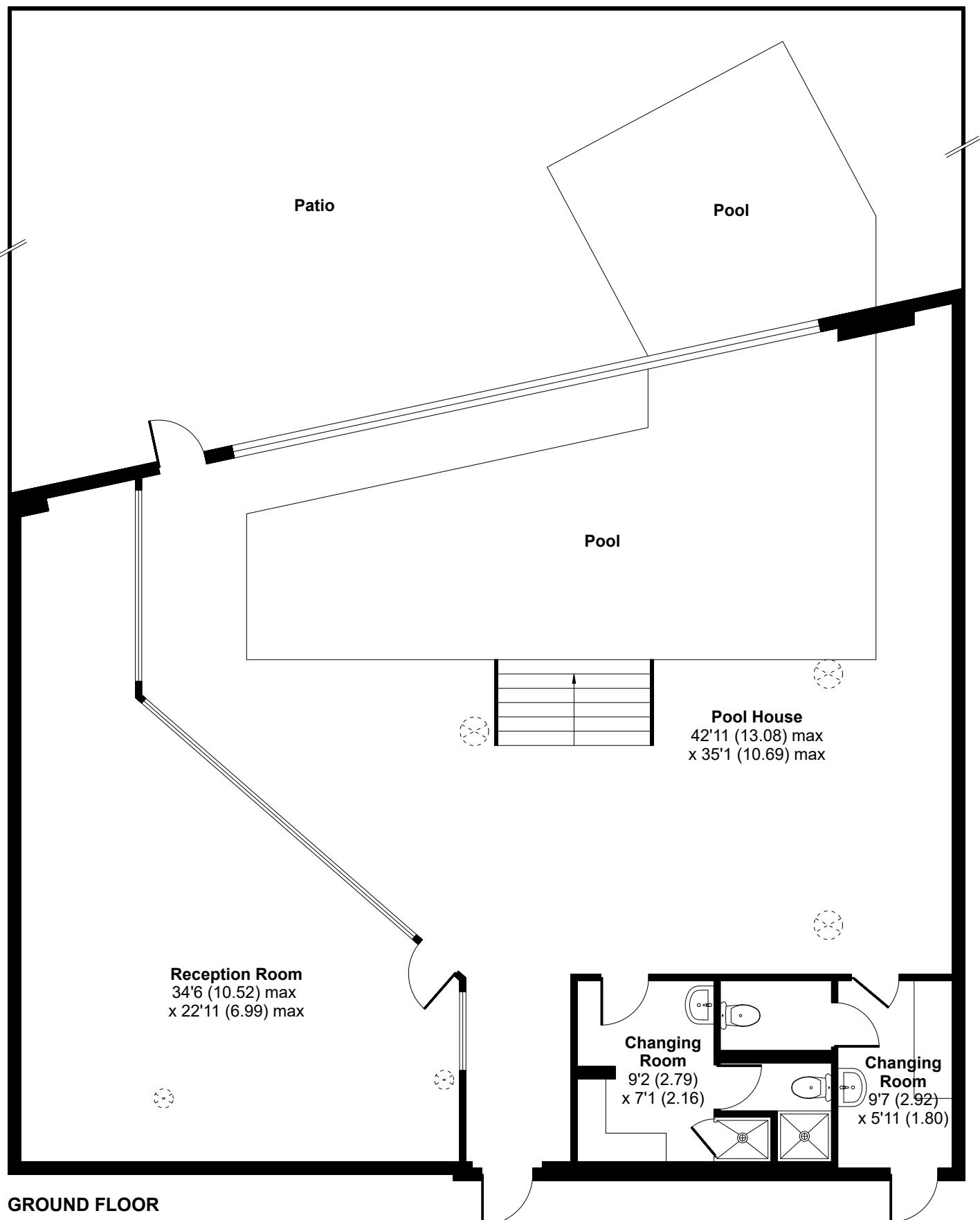
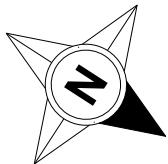
The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 07/10/2024

FOREST
REAL ESTATE

Dudden Hill Lane, NW10

Approximate Area = 1950 sq ft / 181.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nfcchecom 2024.
Produced for Forest Real Estate Limited. REF: 1139918