

THE HENDON

377 Hendon Way
Hendon
London
NW4 3LP

Substantial Development Opportunity
subject to obtaining necessary consents



THE HENDON
377 Hendon Way
Hendon
London
NW4 3LP

Substantial Development
Opportunity, The Hendon,
Hendon, London

Sole Agent



William Baker
+44 (0) 7415 716 580
william.baker@savills.com

Charlie Noad
+44 (0) 7780 599 698
charlie.noad@savills.com

SUMMARY

The Hendon at 377 Hendon Way, London, is a substantial development opportunity with high traffic exposure. Located in Hendon, an urban area in the Borough of Barnet. The property is well connected with excellent transport links to central London via the Underground and Overground Stations. The plot measures approximately 0.354 acres and features a three story brick constructed building with parking for c.10 spaces. The property is available on either freehold or leasehold basis.



Sits on a plot size of approximately 0.354 of an acre



Close to Brent Cross Shopping Centre and other commercial amenities



Excellent transport (Northern Line) links to Central London in under 30 minutes



North London location



Parking for c.10 spaces



Alternate use potential subject to obtaining the necessary consents





THE HENDON, 377 Hendon Way, Hendon, London, NW4 3LP

WALK



Hendon Central Underground Station
Hendon Station - Thameslink Railway

4 Mins
15 Mins

RAIL

Cricklewood
West Hampstead
Kentish Town
St. Pancras International
Farringdon
Blackfriars



5 Mins
8 Mins
13 Mins
18 Mins
22 Mins
27 Mins

TUBE



Brent Cross
Golders Green
Hampstead
Belsize park
Chalk Farm
Camden Town

2 Mins
5 Mins
8 Mins
10 Mins
12 Mins
14 Mins

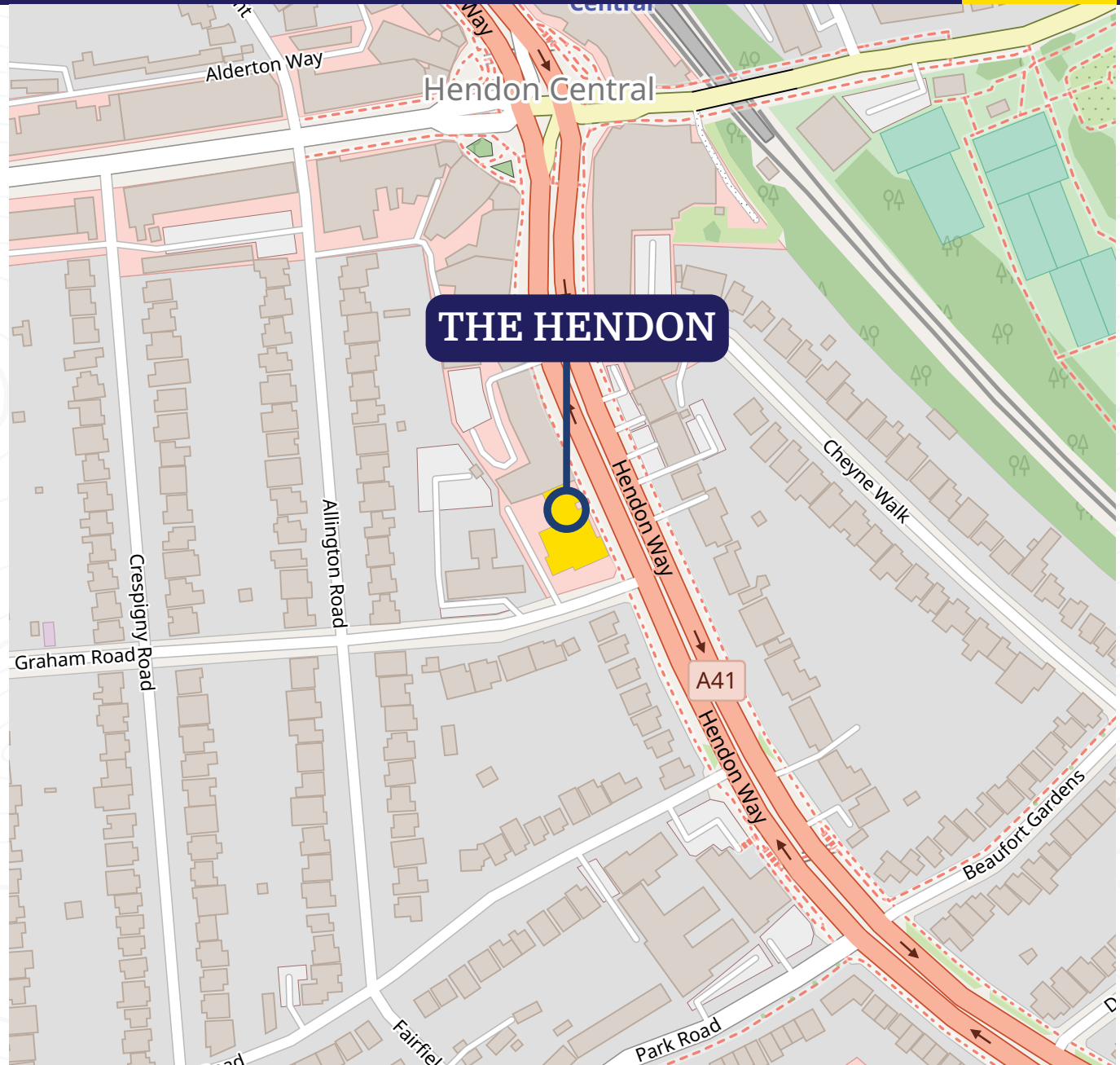
Train frequencies and travel times are based on weekday schedules at 9:00am and sourced from Transport for London (Northern Line) and Thameslink Railway (North of London) as of 08/10/2023. Frequencies and times are approximate and subject to change.

LOCATION

Hendon is an urban area in the Borough of Barnet, located 7 miles north west of Charing Cross and 4 miles south of Edgware.

The property is situated on Hendon Way and Graham Road, which is immediately off the A41. The A41 is the main arterial route to both north and central London. Transport facilities are excellent, with Hendon Central Underground Station (Northern Line) being less than a 3 minute walk away and Hendon Thameslink Station is also within a short walking distance. There are numerous bus routes serving the area.

The property is located near several key amenities including; Brent Cross Shopping Centre, Hendon Park, Middlesex University of London, and Hendon Hospital.





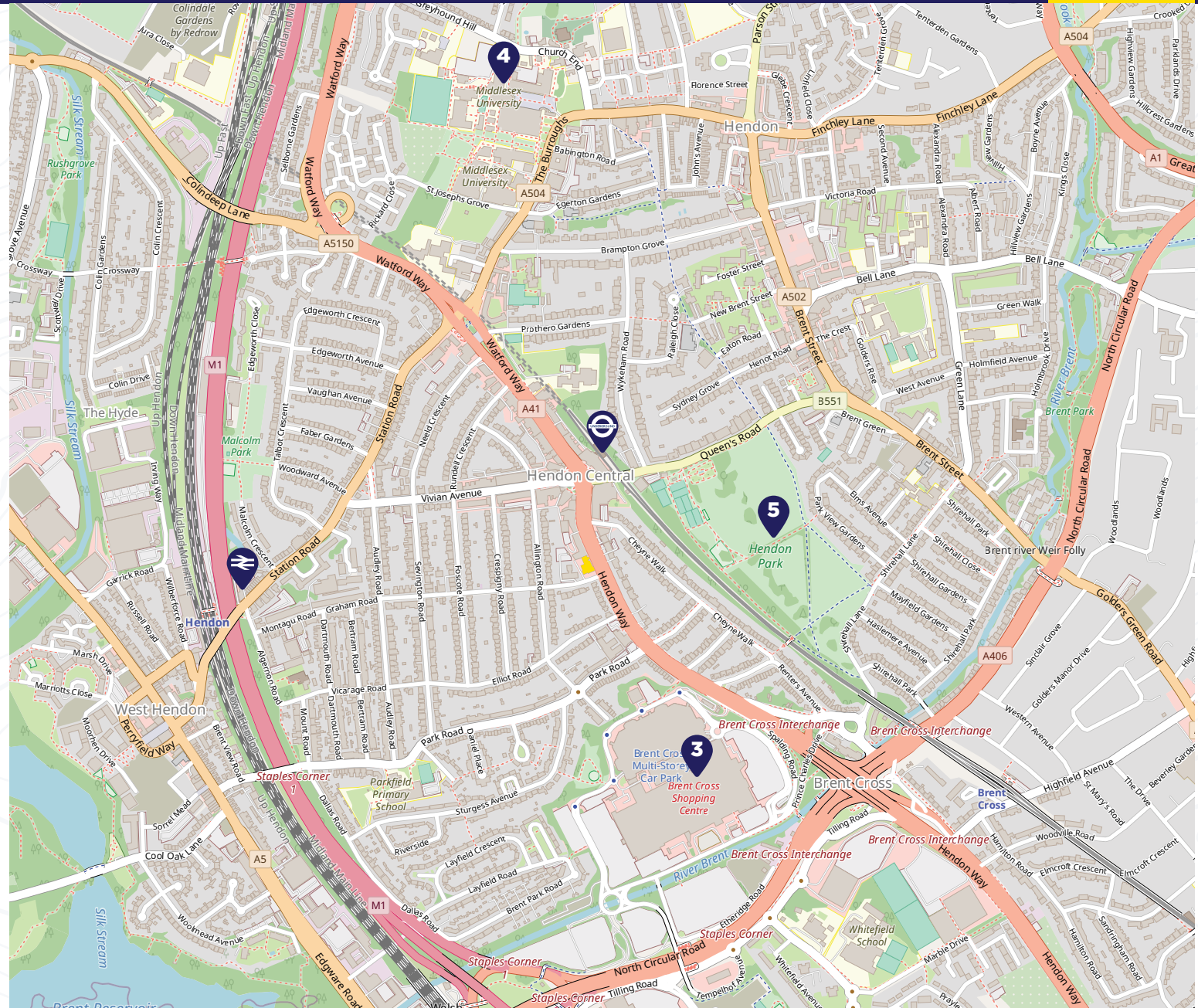
DESCRIPTION

The Hendon is rectangular shaped measuring approximately 0.354 of an acre. The property comprises a three storey end of terrace building of brick construction underneath various pitched tiled roofs and benefits from car parking to the rear for approximately 10 spaces.

The Hendon is strategically located close to Underground and Overground Stations and nearby variety of independent hoteliers, retailers, pubs and other nearby amenities.

Local Area:

-  Hendon Central (Northern Line)
-  Hendon Thames Link
- 3. Brent Cross Shopping Centre
- 4. Middlesex University
- 5. Hendon Park



TENURE

The property is held freehold and any disposal will be subject to the existing tenancy agreement let to Noise Cartel Limited at £4,000 per annum. This lease can be terminated following at least three months notice after the Landlord serves notice on the tenant that it has submitted an application for full planning permission.

The property will be sold subject to the existing Licence agreement to Telefónica O2 UK Limited.

Further details will be provided to seriously interested parties.

RATEABLE VALUE

The Hendon has a current rateable value of £48,700.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all Purchasers (including Agents). Prospective purchasers will need to provide proof of identity and residence.

SERVICES

We are verbally advised that all mains services are connected to the property.

William Baker
+44 (0) 7415 716 580
william.baker@savills.com

PLANNING

All planning enquiries should be directed to the planning department of the London Borough of Barnet www.barnet.gov.uk.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested.

VAT

VAT will be applicable.

GUIDE PRICE

Offers are invited for both freehold and leasehold interest.

VIEWING AND CONTACTS

All viewings must be arranged through the sole selling agent Savills and under no circumstances should any direct approach be made to The Hendon's staff.

Charlie Noad
+44 (0) 7780 599 698
charlie.noad@savills.com



THE HENDON, 377 Hendon Way, Hendon, London, NW4 3LP

William Baker
+44 (0) 7415 716 580
william.baker@savills.com

Charlie Noad
+44 (0) 7780 599 698
charlie.noad@savills.com



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M.

Stationery Office © Crown copyright licence number 100024244 Savills
(L&P) Limited. October 2023