



**277 NEASDEN LANE**

**Neasden, NW10 1QJ**

**Large, Prominent Community Building Available To Let**

**7,117 SQ FT**

**FOREST**  
REAL ESTATE



# Summary

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

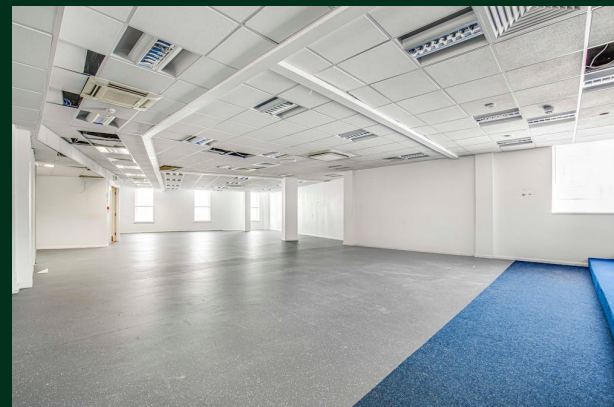
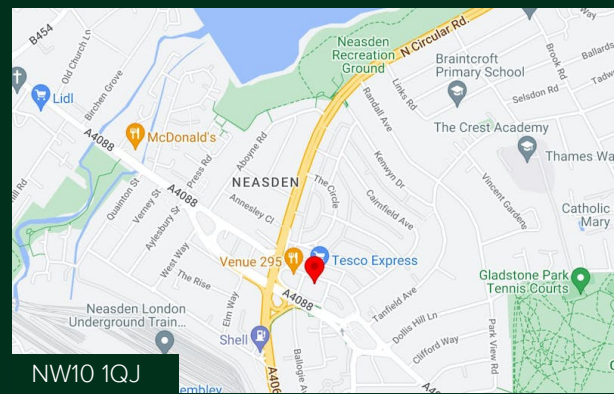
This property is set in a prominent location on Neasden Lane within a 10 minute walk of Neasden Station (Jubilee Line). 277 Neasden Lane is also very close to the A406, providing easy access to Brent Cross and the rest of London, and is well serviced by local bus routes.

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
<b>Total</b>	<b>7,117</b>	<b>661.19</b>



## Viewing & Further Information

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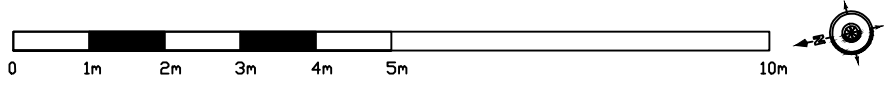
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### CONNECT WITH US

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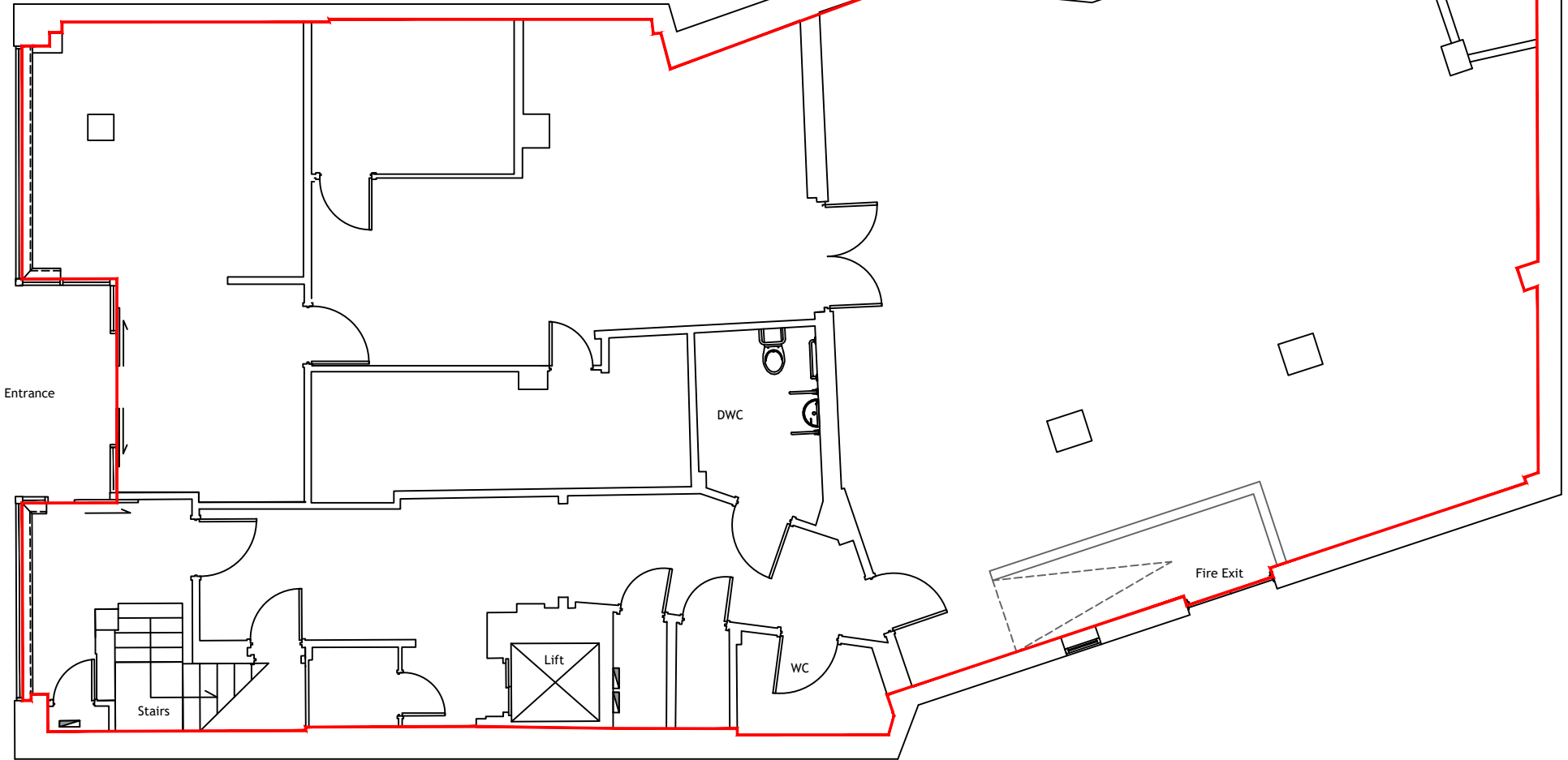
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**Ground Floor**

BIRSE CRESCENT

NEASDEN LANE



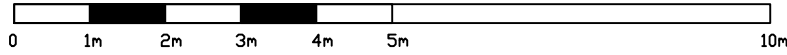
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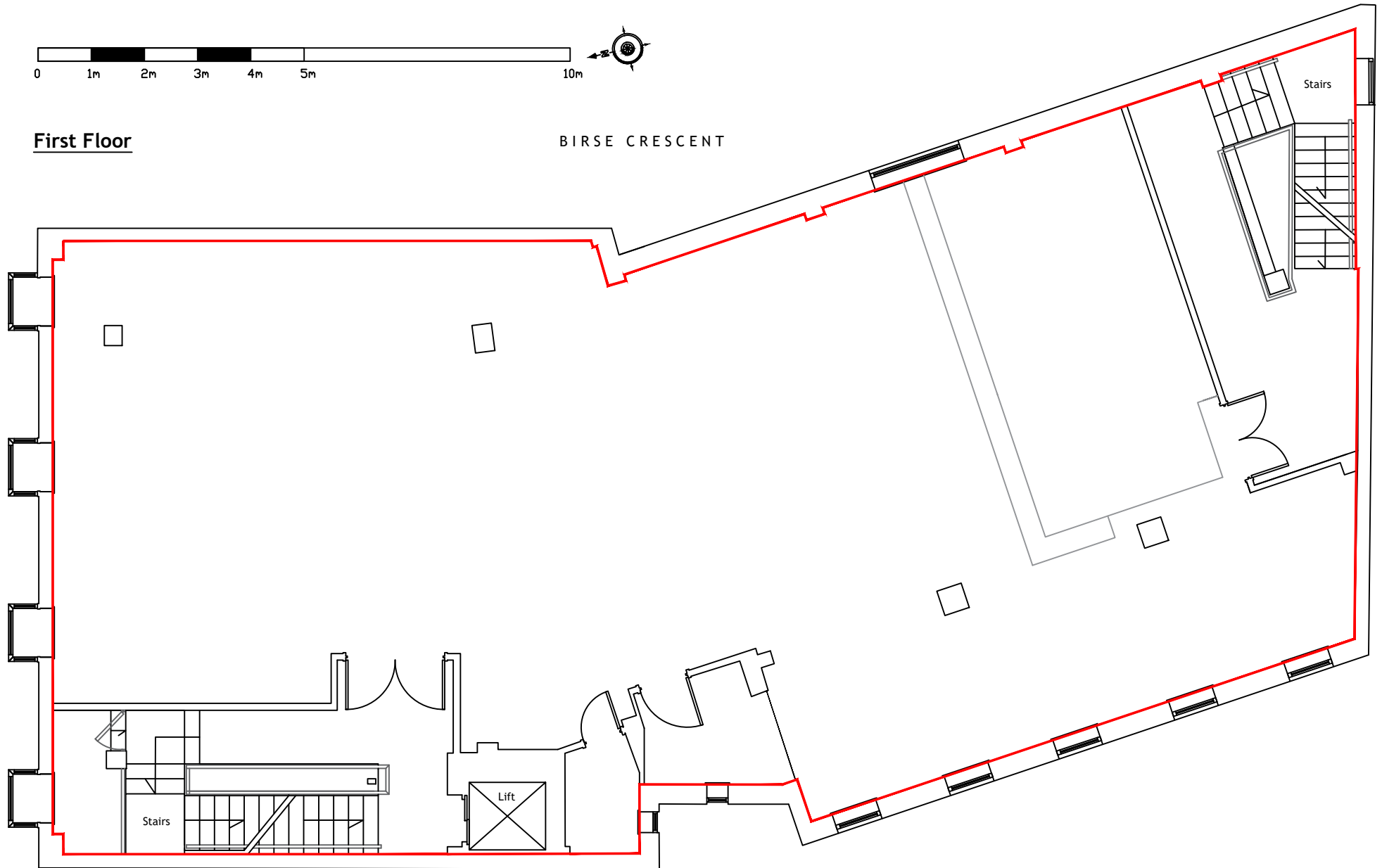
Client	Vistahawk Ltd		Scale	1:100	Date	10.07.23
Project	277 Neasden Lane London NW10 1QJ		Drawn By	LJC	Checked By	
Title	Ground Floor Plan		Project No	0766	Dwg. No	G00



**First Floor**

BIRSE CRESCENT

NEASDEN LANE



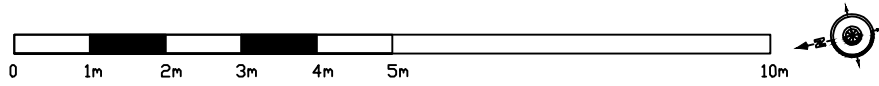
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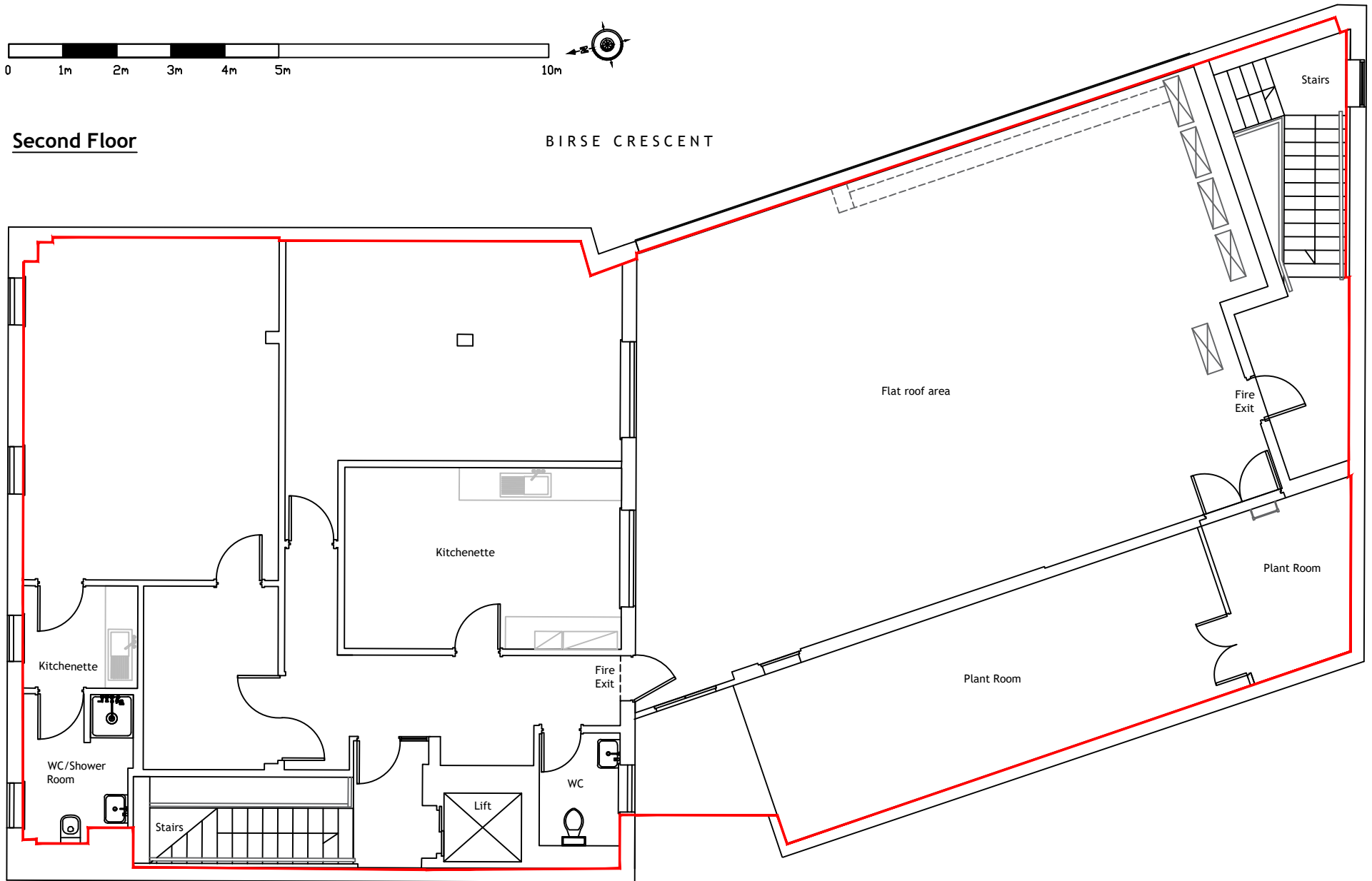
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Project	277 Neasden Lane London NW10 1QJ		Drawn By	LJC	Checked By	
Title	First Floor Plan		Project No	0766	Dwg. No	101
					Rev.	



**Second Floor**

BIRSE CRESCENT

NEASDEN LANE



<p><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Demise</p> <p><small>This drawing and information shown are the copyright of 2scale ltd</small></p>	<p><b>2Scale Ltd</b></p> <p><small>Linn Hay London Road Dunton Green Kent TN13 2TJ Tel : 07903 198764 email : l.hay@2scale.co.uk www.2scale.co.uk</small></p>		<p>Client <b>Vistahawk Ltd</b></p>	<p>Scale      Date <b>1:100    @ A4    10.07.23</b></p>
			<p>Project <b>277 Neasden Lane London NW10 1QJ</b></p>	<p>Drawn By      Checked By <b>LJC</b></p>
			<p>Title <b>Second Floor Plan</b></p>	<p>Project No      Dwg. No      Rev. <b>0766          202</b></p>