



Former Topps Tiles, Rookery Way, London, NW9 6QG
Residential-led Development Opportunity **Offered for Sale**

GLPG

Residential-led development opportunity to provide a fully private mixed-use development comprising 28 apartments & ground-floor commercial space

- ▶ The site extends to approx. **0.06 ha** and comprises **two commercial buildings** with parking to the front
- ▶ **The property was previously used as a showroom** by Topps Tiles
- ▶ **Planning consent is expected imminently** and **offers are invited on a subject to planning basis**
- ▶ The proposed scheme comprises **two commercial units** and **28 apartments** with **no on-site affordable housing units**
- ▶ The total proposed **GIA (Commercial)** is approx. **144 sqm (1,550 sqft)**
- ▶ The total proposed **GIA (Residential)** is approx. **1,799 sqm (19,362 sqft)**
- ▶ Situated **0.7 miles** from **Hendon Train Station**





Description

The site comprises a single-storey commercial building, previously used as a showroom, and a two-storey warehouse.

The proposal is to replace the existing commercial buildings with an eight-storey building comprising one commercial unit (Use Class E) spread over three levels (lower-ground, ground and a mezzanine level) and 28 apartments on the upper floors.

The commercial unit on the ground-floor will benefit from ceiling heights in excess of 4.5 metres.

Private amenity spaces (winter gardens or balconies) are proposed for each unit.

The development includes 17 car parking spaces (via a car stacker system) and 56 cycle spaces within a ground-floor garage. There will be an access point to the car park.

The property is offered for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £3,500,000, subject to contract and planning.

Location

The property is equidistant from both Colindale and Hendon with an abundance of local amenities including both overground and underground stations.

Colindale has undergone significant transformation in recent years, with new housing projects and community spaces revitalizing the area.

Hendon features a mix of residential properties, shopping centres, and cultural attractions. Brent Cross Shopping Centre features more than 120 stores and a food court.

Hendon Park, located 1.3 miles from the property, has an outdoor gym, a playground and a cafe.

Commute options are excellent, with Hendon Train Station (Thameslink) offering a 20-minute journey into Farringdon, and Colindale Underground Station (Northern Line) providing a 21-minute journey into King's Cross St Pancras.

Key Distances

- **Sainsbury's Supermarket:** 0.3 miles
- **Rushgrove Park:** 0.3 miles
- **Hyde School:** 0.4 miles
- **The Gym Group London Colindale:** 0.6 miles
- **Hendon Train Station:** 0.7 miles
- **Colindale Underground Station:** 0.9 miles
- **Barnet Hill Academy:** 0.9 miles
- **Brent Cross Shopping Centre:** 1.5 miles





Rookery Way

Hendon Central Station

Hendon Park

Brent Cross Shopping Centre

Gateways College

Barnet Hill Academy

Hendon Station

Sainsbury's

Brent Reservoir

Parkside Views Children Nursery

West Hendon Playing Fields

Silver Jubilee Park

Planning

Following a positive pre-application response, a full application was submitted in 2023 (Ref: 23/3628/FUL) to create a mixed-use scheme comprising two commercial units and 28 apartments on the upper floors.

It is our understanding that the application is progressing well and that a positive decision is expected imminently.

CIL & Section 106 Contributions:

It is our understanding that the scheme will be liable for approx. £690,000 of CIL, subject to the Council's final measure. This calculation includes the commercial and residential GIA, communal areas, and demolition credit of the existing floor area.

Given that S106 contributions are not known at this stage, any fixed costs will be deducted from the final sale price upon legal completion, excluding predicted costs that may or may not arise from a review mechanism.

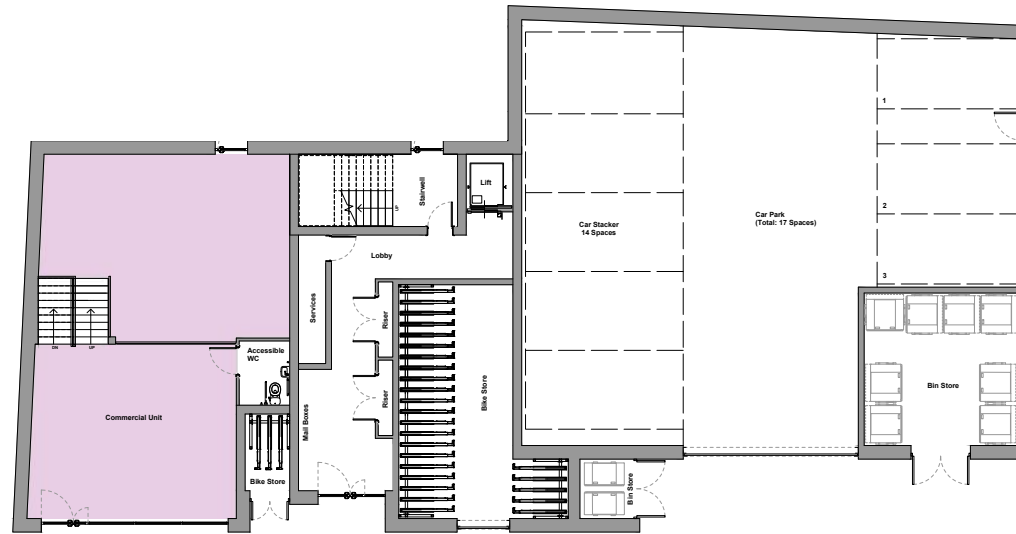
Residential Accommodation Schedule

Unit Type	No. Units	Units %	Unit Size (Sqm)	Unit Size (Sqft)	NSA per Unit (sqm)	NSA per Unit (sqft)
1B2P	14	50%	728	7,833	52	559
2B4P	7	25%	518	5,579	74	797
3B5P	7	25%	553	5,950	79	850
Grand Total	28	100%	1,799	19,362		

Commercial Accommodation Schedule

Unit	Floor	Sqm	Sqft
1	Ground/Mezzanine	144	1,550
Total		144	1,550

Proposed Floor Plans



Ground Floor



First Floor



Second - Seventh Floors

Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £3,500,000, subject to contract and planning.

Please see page 6 regarding CIL & S106 contributions.

VAT

The property is elected for VAT.

Further Information

Further information and associated documents can be found by visiting:

www.glpj.co.uk/rookeryway/

Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 336 7377 or email capital@glpg.co.uk.

Contact

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

Dean Leslie

Director
0203 196 2415
07446 918 939
Dean.leslie@glpg.co.uk

Matt Glazer

Director
0203 196 2416
07879 774 584
Matt.glazer@glpg.co.uk

Sam Bacon

Senior Associate
0203 196 2413
07530 961 373
Sam.bacon@glpg.co.uk

Max Appleby

Associate
0203 196 2414
07760 108 640
Max.appleby@glpg.co.uk

Reuben Barnard

Senior Associate
0203 196 2412
07380 919 319
Reuben.barnard@glpg.co.uk

TEAM@GLPG.CO.UK

+44(020) 3640 6420

**3 FITZHARDINGE STREET
MARYLEBONE, W1H 6EF**

GLPG

Legal Disclaimer: GLPG Limited, the "Agent" on their own behalf and on behalf of the Owner/Landlord of this property give notice that this document does not constitute any form of contract for sale or lease. Statements made by the Agent within emails, brochures, related documentation and other communication, including that of income, legal financial contributions, measurements and distances should not be relied upon and are made without prejudice.

Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.