



STANMORE PLACE
HONEYPOT LANE, HA7



NEWLY BUILT RETAIL UNITS TO LET
FROM 2,500 - 5,000 SQ FT

SUITABLE FOR A COFFEE SHOP / DELI / PATISSERIE





DESCRIPTION

Sceptre House is the commercial hub within Stanmore Place, a newly built, mixed use housing development by St Edward (Berkeley Group) comprising of 700 new homes and with 40,000 sq ft offices above, with excellent transport links to Central London.

Sceptre House is divided in to three buildings:

Building 1 is occupied by the Stanmore Business & Innovation Centre currently comprising 50 businesses (approximately 150 people). It is expected that this will double by Jan '17.

Building 2 comprises ground floor retail with further office accommodation above.

Building 3 will comprise ground floor retail, nursery/crèche and further office accommodation.

RETAIL ACCOMMODATION

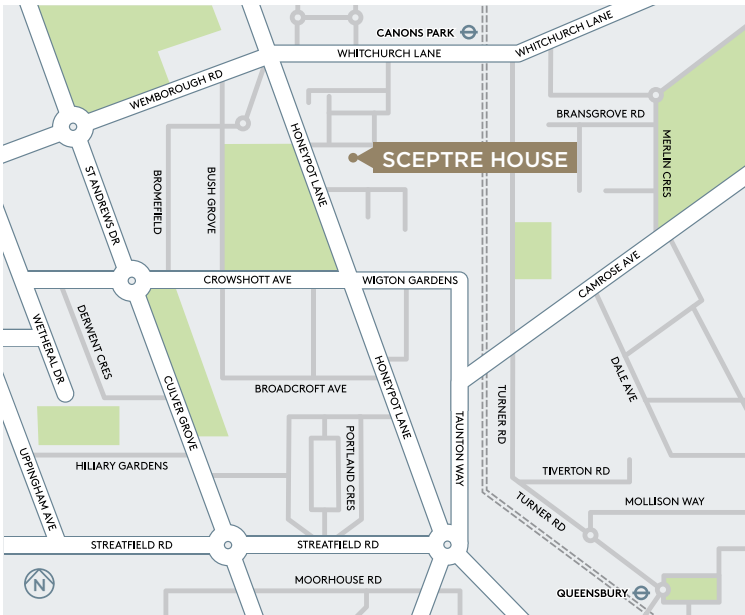
The available retail accommodation at Building 2 comprises circa 2,500 sq ft although may be broken up in to several smaller units, and is ready for occupation now.

A further 2,500 sq ft will be available at Building 3 from Feb/March 17.

The retail space is fitted to shell and core, and benefit from A1, A2, A3, A4 and A5 use, on a brand new lease basis, direct from the landlord, although may suit alternative uses subject to the usual planning consents.

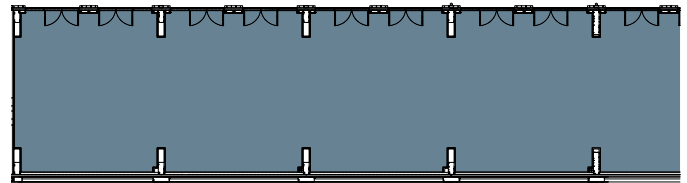
AVAILABLE UNITS	SQ FT	SQ M
Building 3 (From Feb/March 17)	2,500	232
Building 2 (Available Now)	2,500	232
TOTAL	5,000	464

*Option to split the unit on request.



BUILDING 2 GROUND FLOOR

2,500 SQ FT (232 SQ M)



(N) For indicative purposes only (not to scale)

LOCATION

Positioned just south of Canons Park tube station, Sceptre House provides excellent transport links to central London via the Jubilee tube line. The building is within easy reach of the M1, A406 North Circular Road and Heathrow. The property is part of a newly built housing development, with the retail units forming the base of a growing office business and working hub.

TERMS

Upon application.

VIEWINGS

Strictly through sole agents:

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