



CGI Image of Helix Building

FOR SALE/TO LET

SHW

D1 USE – 3,418 SQ FT (317.53 SQ M)
27 Emerald Road, Stonebridge, Harlesden, London, NW10 8DF

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Price | £590,000 For the Long Leasehold

LOCATION

The property occupies part of The Helix building which is part of the RemixHelix development.

The Helix/Remix development represents the final phase of the Hyde/Hill Stonebridge regeneration project.

The development is a multi-tenure regeneration project consisting of 287 homes made up of 1, 2, 3 and 4 bedroom properties. The mix is 212 private sale, 50 shared ownership and 25 affordable rent. Remix (209 homes) was handed over in December 2018 and Helix (178 homes) will handover in summer 2020.

Harlesden Station (Bakerloo and Overground) is a short walk away offering good connections to Central London.

DESCRIPTION

The property is sited on the ground floor of The Helix building. It is located on Emerald Road fronting onto a public open area.

Planning use is D1.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor	3,418	317.53

AVAILABILITY

Immediate.

TENURE

Virtual freehold by way of a 999 year lease at a Peppercorn rent.

The vendor will also give consideration to a letting by way of a standard commercial lease.

PRICE

£590,000 for the Long Leasehold.

SERVICE CHARGE

Estimated at £9,172.51 pa

SPECIFICATION

The property will be handed over to a standard developers shell specification with the developer providing supplies for water, power and BT. The end user will need to arrange their own supply contracts. Shop fronts will not be provided and the units will be fitted with decorative timber chevron bracing.

RATES

We understand the rateable value is yet to be assessed.

VAT

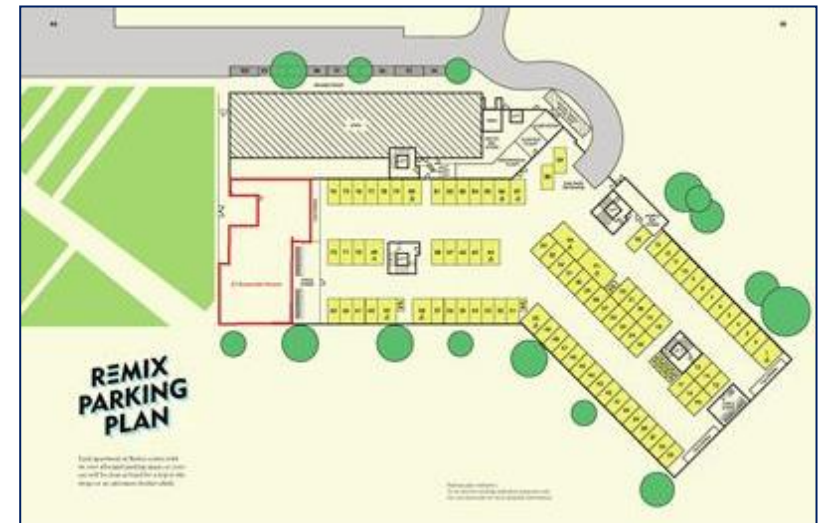
The building is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 020 8662 2700

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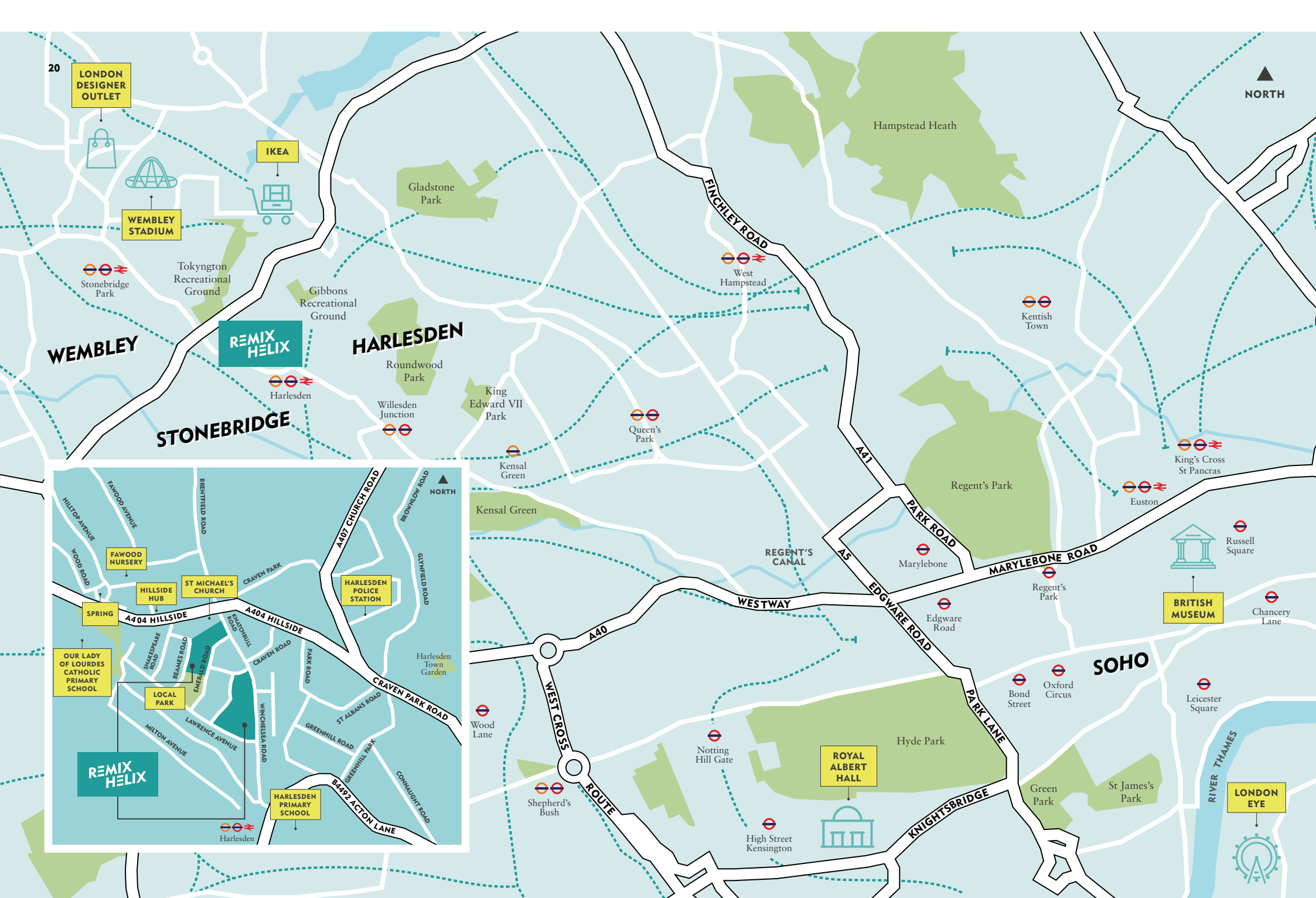


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20 LONDON DESIGNER OUTLET

IKEA

WEMBLEY STADIUM

REMIX HELIX

HARLESDEN

STONEBRIDGE

WEMBLEY

LONDON DESIGNER OUTLET

IKEA

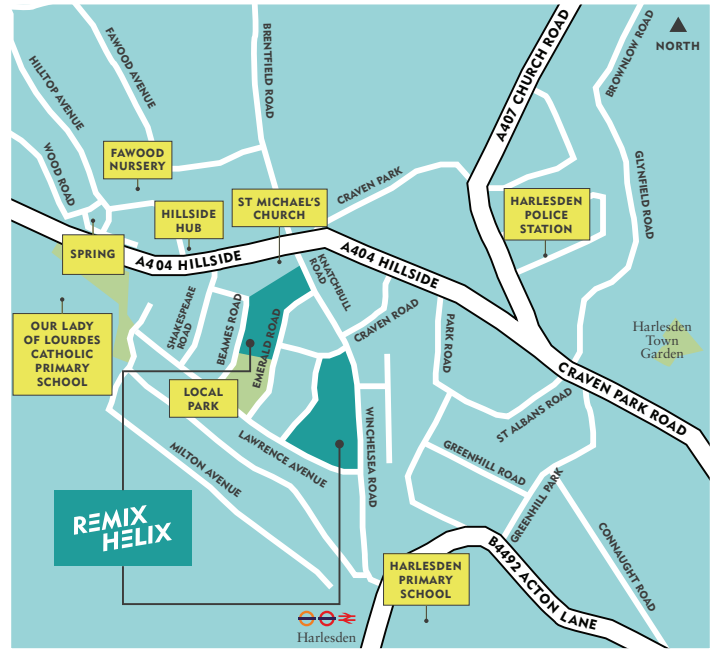
WEMBLEY STADIUM

REMIX HELIX

HARLESDEN

STONEBRIDGE

WEMBLEY



NORTH

Hampstead Heath

Gladstone Park

FINCHLEY ROAD

West Hampstead

Kentish Town

Gibbons Recreational Ground

Tokyngton Recreational Ground

Stonebridge Park

Roundwood Park

King Edward VII Park

Willesden Junction

Queen's Park

Kensal Green

Kensal Green

Regent's Park

King's Cross St Pancras

Euston

Russell Square

BRITISH MUSEUM

Chancery Lane

WESTWAY

Marylebone

MARYLEBONE ROAD

Regent's Park

Edgware Road

EDGWARE ROAD

SOHO

Bond Street

Oxford Circus

Leicester Square

Hyde Park

ROYAL ALBERT HALL

Notting Hill Gate

High Street Kensington

Shepherd's Bush

Wood Lane

LONDON EYE

RIVER THAMES

KNIGHTSBRIDGE

Green Park

St James's Park

WEST CROSS ROUTE

A40

A41

PARK ROAD

EDGWARE ROAD

MARYLEBONE ROAD

REGENT'S CANAL

WESTWAY

CHANCERY LANE

CHANCERY LANE

LEICESTER SQUARE

LONDON EYE

LONDON EYE