

# THE 1CON BURNT OAK

100 Burnt Oak Broadway,  
Burnt Oak, Edgware  
HA8 0BE

Retail | Leisure | Office | Medical Units  
with a variety of configurations

For Sale / To Let  
Class E Use or 24/7 Gym Use  
2,044 sq ft - 12,918 sq ft



THE **ICON** HAS

# New commercial units *Class E Use* close to Burnt Oak Station.

- Class E Use - suitable for office, medical, retail etc
- 5 mins walk to Burnt Oak Station
- All configurations self contained
- Prominent frontage
- Shell and core
- Parking available by separate arrangement
- Goods lift & Passenger lift
- Basement ceiling height of 3.5m+



THE **1CON** HAS

# Description

The property is currently undergoing development and will be ready for **handover in June 2024**. It will be finished to a developers shell core condition, over basement, ground and first floors and benefits from extensive glass frontage. The property can be split into a variety of different combinations. The basement benefits from excellent floor to ceiling height and the different configurations can all be made available on a self contained basis. Sainsburys have just signed a new lease and are the anchor tenant.



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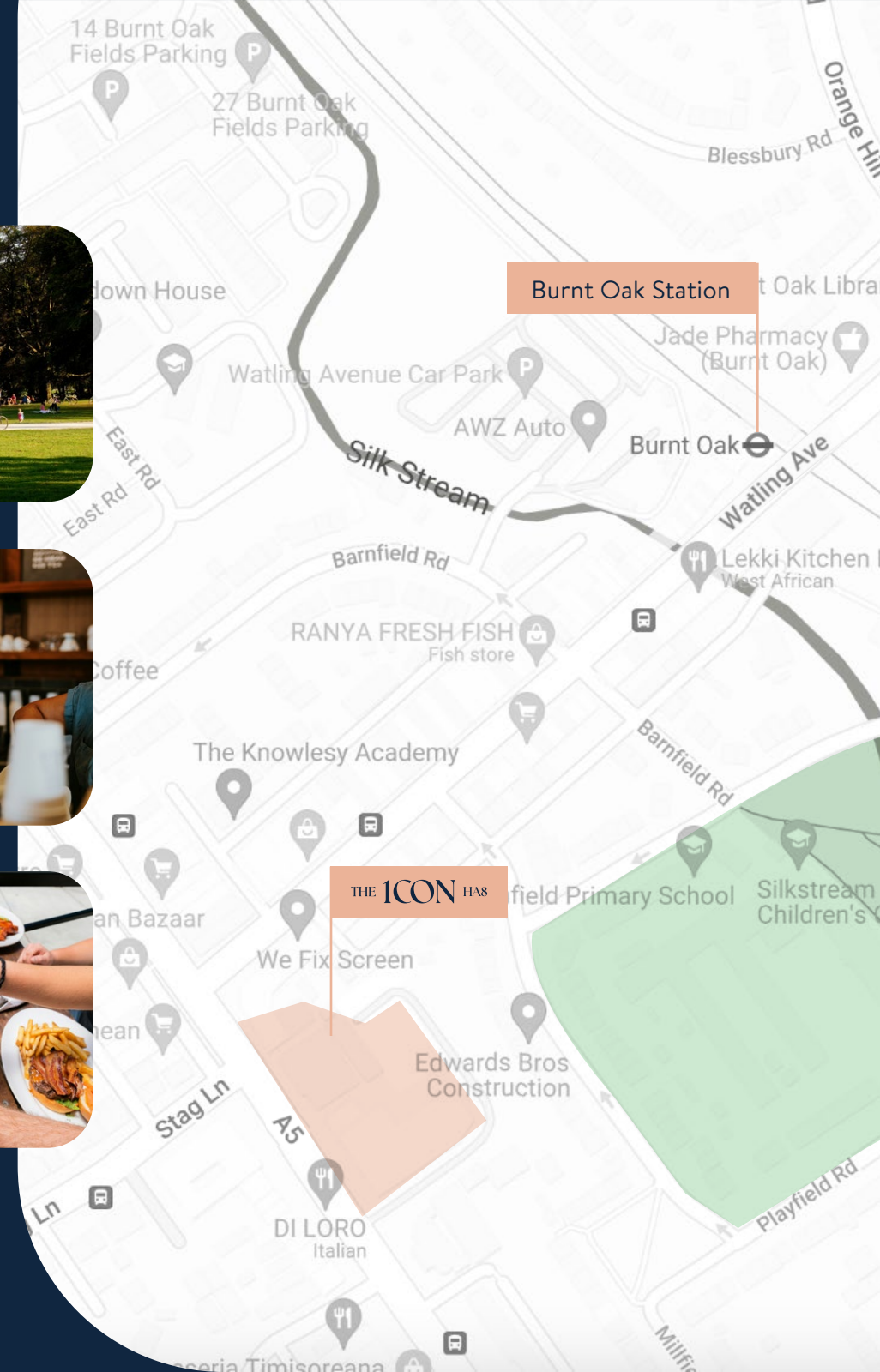
# Location

The property is located on the eastern side of **Burnt Oak Broadway** close to it's junction with **Watling Avenue** and **Stag Lane**.

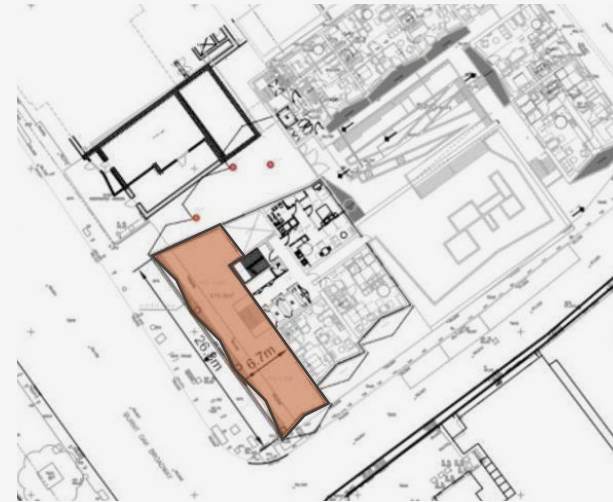
**Burnt Oak Station** (Northern Line) is located 0.3 miles away, numerous bus routes also serve **Watling Avenue & Burnt Oak Broadway** connecting the property to central and north London.

The Property also benefits from good road connections, being **located on the A5**, the **M1** is 1.5 miles away and the **North Circular Road (A406 IS)** 3.5 miles away.

The immediate area benefits from an abundance of amenities comprising pubs, restaurants, cafes and convenience stores.



# Floor Plans



## 1 Basement with Ground Floor Lobby

**Size:** 8,727 (plant room 1,168) sq ft<sup>2</sup>  
810.76 (108.51) sq m

**Availability:** Available

**Rent / Price:** POA

## 0 Ground Floor Rear

**Size:** 1,679 sq ft<sup>2</sup>  
155.98 sq m

**Availability:** Available

**Rent / Price:** POA

## 1 First Floor with Ground Floor Lobby

**Size:** 1,829 sq ft<sup>2</sup>  
169.91 sq m

**Availability:** Available

**Rent / Price:** POA

# THE 1CON

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## Tenure

A new full repairing and Insuring lease is available direct from the landlord, for a term to be agreed.

## Rent/Price

Upon application

## Service Charge

Upon application

## Parking

Parking spaces may be available by negotiation.

## VAT

Applicable



## Contacts

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