



141 DOLLIS ROAD, MILL HILL

LONDON, NW7 1JX

GLPG
SOLE AGENT

EXECUTIVE SUMMARY

- The sale or lease of four commercial units either in bulk or individually
- Accommodation comprises 1 x retail unit & 3 x offices
- **Retail unit NIA approx. 1,297 sq. ft. / 120.49 sq. m. & the offices range from 463 - 544 sq. ft. / 43.01 - 50.53 sq. m.**
- **The building is being fully refurbished to a high-specification throughout**
- **Opportunity to make variations** to the proposed internal layouts & fit-out
- **Located just 0.3 miles from Mill Hill East Underground Station**
- **Due for practical completion in March 2021**



LOCATION

Mill Hill is a prestigious and highly sought-after location of North London. The area has seen a large volume of capital growth and re-development whilst retaining its character.

The area continues to attract investors, developers and end-users due to its wide array of local amenities, renowned local schools and a short journey time into Central London



MILL HILL VILLAGE



MILLBROOK PARK DEVELOPMENT



MILL HILL BROADWAY



MILL HILL BROADWAY

KEY DISTANCES

- Local Amenities - 0.1 miles
- Waitrose Mill Hill - 0.2 miles
- Mill Hill East Station (to Euston in 25 mins) - 0.3 miles
- St Mary's CofE Primary School - 0.3 miles
- Virgin Active Gym Mill Hill - 0.3 miles
- Millbrook Park Primary School - 0.4 miles
- Pardes House Primary School - 0.5 miles



AERIAL VIEWS ACROSS MILL HILL VILLAGE

DESCRIPTION

A collection of brand-new commercial premises including ground-floor retail space and three offices.

The property is current in the construction phase and it is estimated that all units will be ready for occupation in March 2021.

The property comprises a ground-floor retail unit totalling approx 1,297 sq. ft. with 3 x offices on the first & second floors, from 463 - 544 sq. ft each.

The commercial units can be sold or let either in bulk or individually.

At this stage, the seller would consider possible changes to the proposed layouts.

Offers are invited for both a 999-year leasehold interest or a 15-year FRI lease, with 5-yearly rent reviews.

| Unit | Type | Floor | NIA Sq. Ft. | NIA Sq. M. |
|--------------|--------|--------|-------------|------------|
| Commercial | | | | |
| 1 | Retail | Ground | 1,297 | 120.49 |
| 2 | Office | First | 544 | 50.53 |
| 3 | Office | First | 463 | 43.01 |
| 4 | Office | Second | 543 | 50.44 |
| Total | | | | |

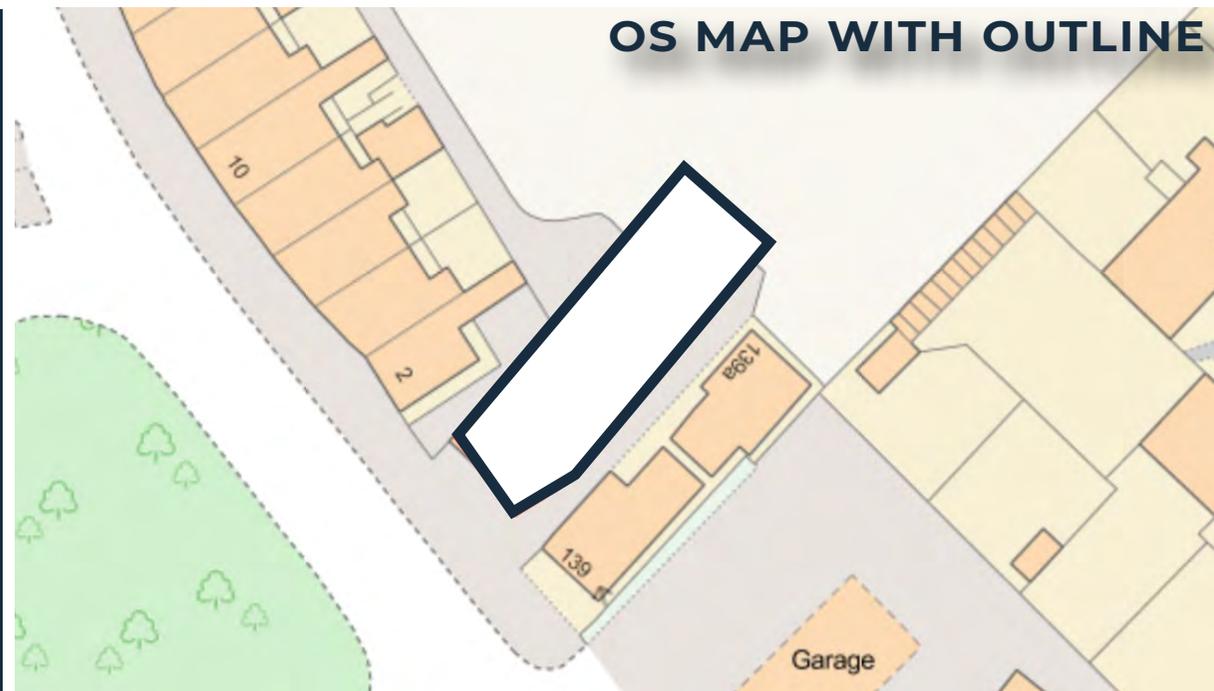
DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **DOLLISROAD2020** (upper case)

The data room contains the following set of documents:

1. Full set of approved plans & documents
2. Title Register & Plan
3. Decision Notice

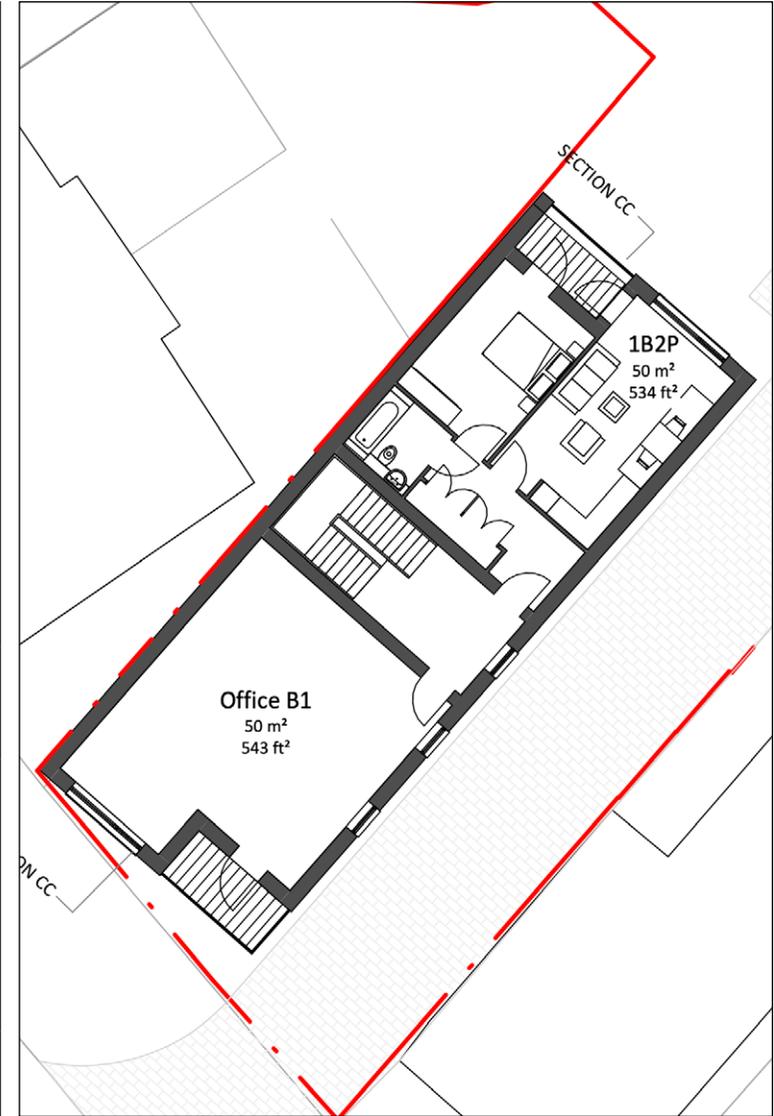
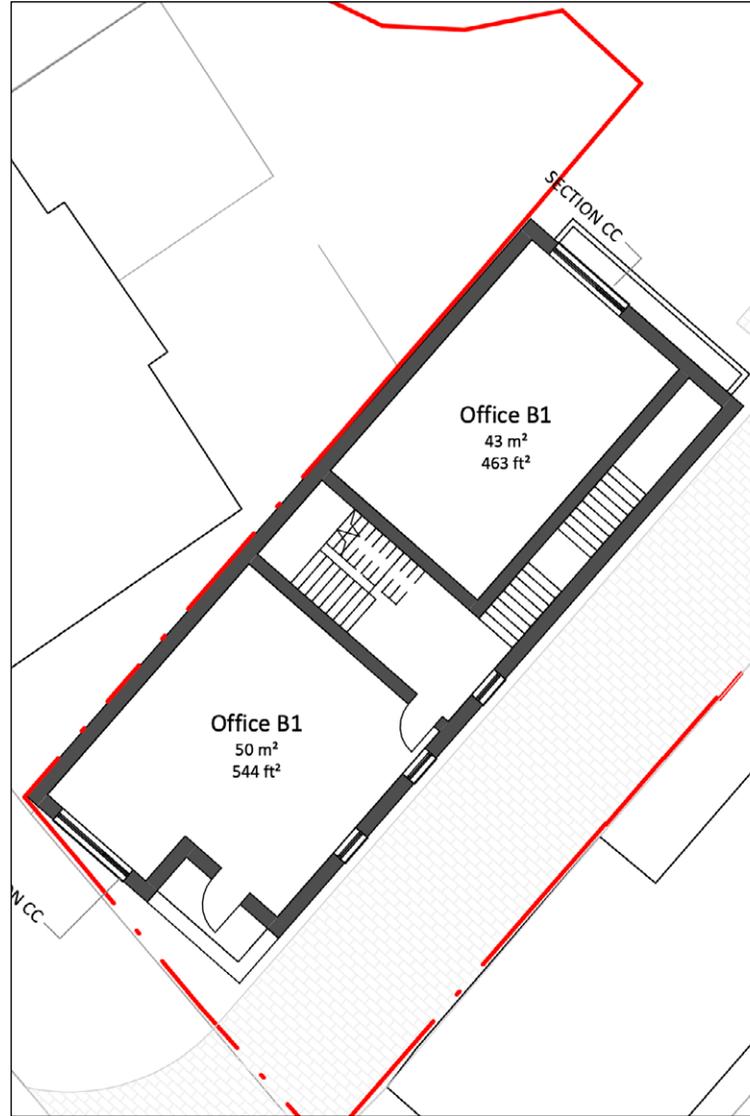
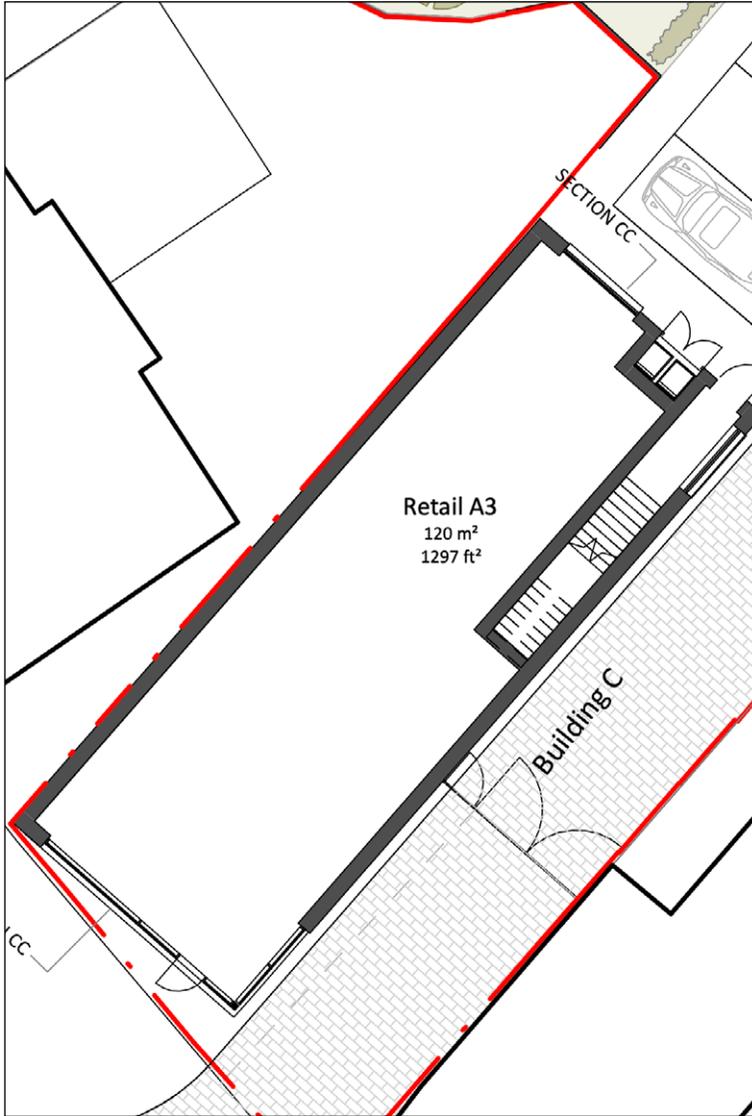
Please note, the data room is being regularly updated.



GROUND-FLOOR

FIRST-FLOOR

SECOND-FLOOR



PROPOSAL

Ground-Floor Retail:

Lease: Offers invited at £25,000 PAX for a 15-year FRI lease with 5-yearly rent reviews

Sale: Offers invited at £400,000 for a 999-year leasehold interest in the property, subject to contract

Offices:

Lease: Offers invited at £25 per square foot PAX for a 15-year FRI lease with 5-yearly rent reviews

Sale: Offers invited at £450 per square foot for a 999-year leasehold interest in the property, subject to contract

DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **DOLLISROAD2020** (upper case)

DEBT ADVISORY

GLPG's Debt Advisory Team 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 Nick Swerner on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please get in touch with a member of our Investments Team:

GLPG 020 3640 6420
TEAM@GLPG.CO.UK



DEAN LESLIE

Director
07446 918 939
Dean.leslie@glpg.co.uk



ADAM FREEDMAN

Investment Associate
07572 121 301
Adam.freedman@glpg.co.uk



MATT GLAZER

Director
07879 774 584
Matt.glazer@glpg.co.uk



EMMANUEL RASHTI

Investment Associate
07738 571 372
Emmanuel.rashti@glpg.co.uk

Legal Disclaimer: GLPG 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 within emails, brochures, related documentation and other communication from GLPG Limited, 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.

GLPG is the trading name of GLPG Limited, a company registered in England, No: 09871398.