
KENVILLE HOUSE

3 SPRING VILLA PARK
EDGWARE
HA8 7EB

FREEHOLD VACANT OFFICE BUILDING WITH IMMEDIATE
ASSET MANAGEMENT AND VALUE ADD OPPORTUNITIES

ON THE INSTRUCTIONS OF THE JOINT FIXED CHARGE RECEIVERS
DAVID R. BAXENDALE AND TOM CROOKHAM OF PWC LLP



PROPERTY SUMMARY

Edgware is a strategically located popular north London district

«

Spring Villa Park is an established and well-presented business park

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Situated approximately 10 minutes' walk from Edgware Underground Station

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The property comprises 4,832 sq ft (NIA) of office accommodation over ground, first and second floors

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The property is arranged as a combination of open-plan office space and individual suites which are currently vacant

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The property offers the opportunity to reconfigure, refurbish and re-let the accommodation providing asset management and value-add opportunities

«

Freehold

«

Includes 14 allocated car parking spaces

«

Ideal for an Owner Occupier

PROPOSAL

Offers are sought in excess of **£1,400,000 (One Million Four Hundred Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects a low capital value of £290 psf.

LOCATION

Edgware is a strategically located and popular district of north London within the London Borough of Harrow. It is approximately 10 miles north of London's West End, 5 miles north-east of Wembley, and 7 miles south-east of Watford.

This area boasts a diverse blend of commercial and residential uses, with the primary retail pitch situated along the A5100, home to The Broadwalk Shopping Centre and Sainsbury's Supermarket.

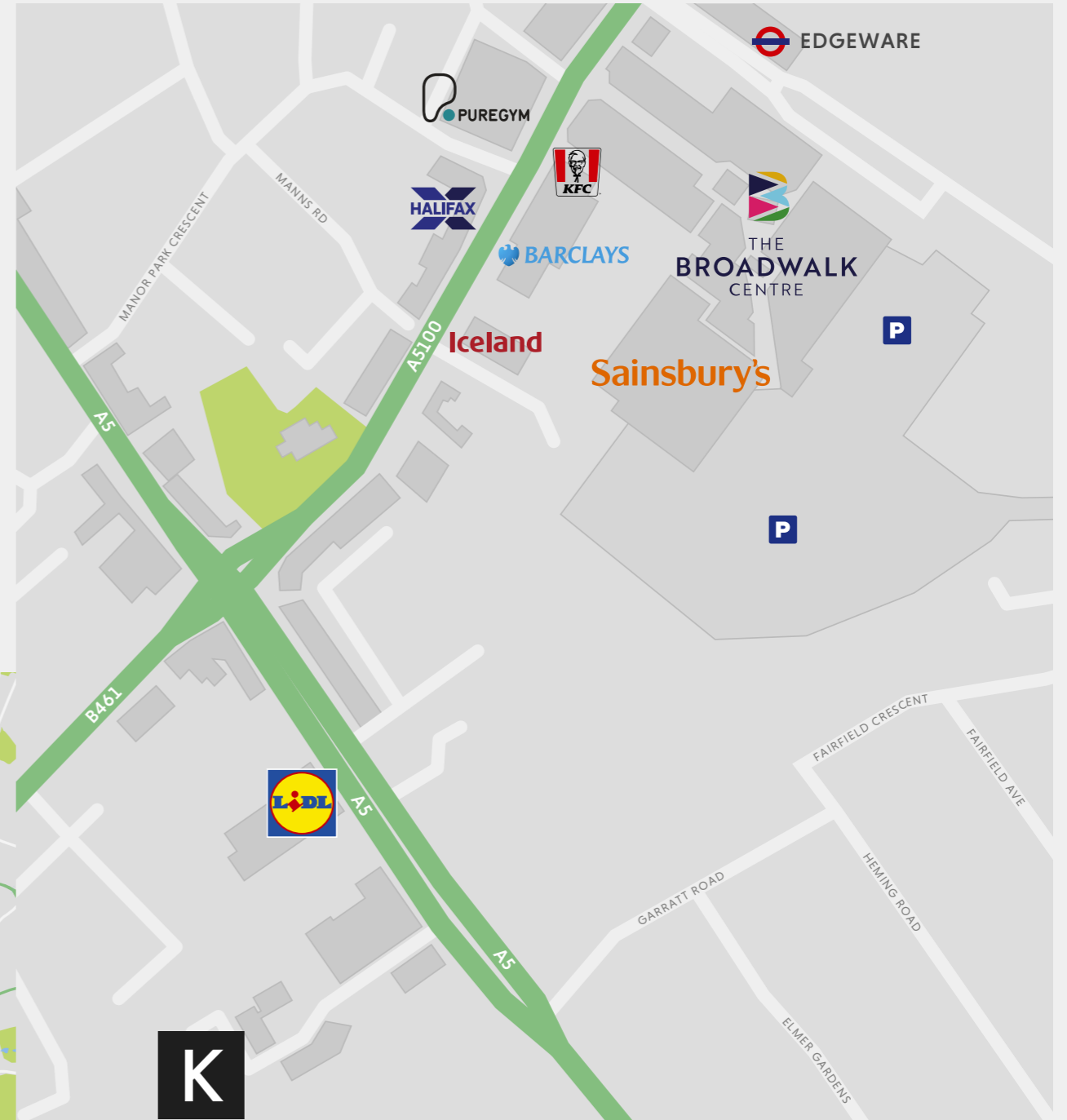
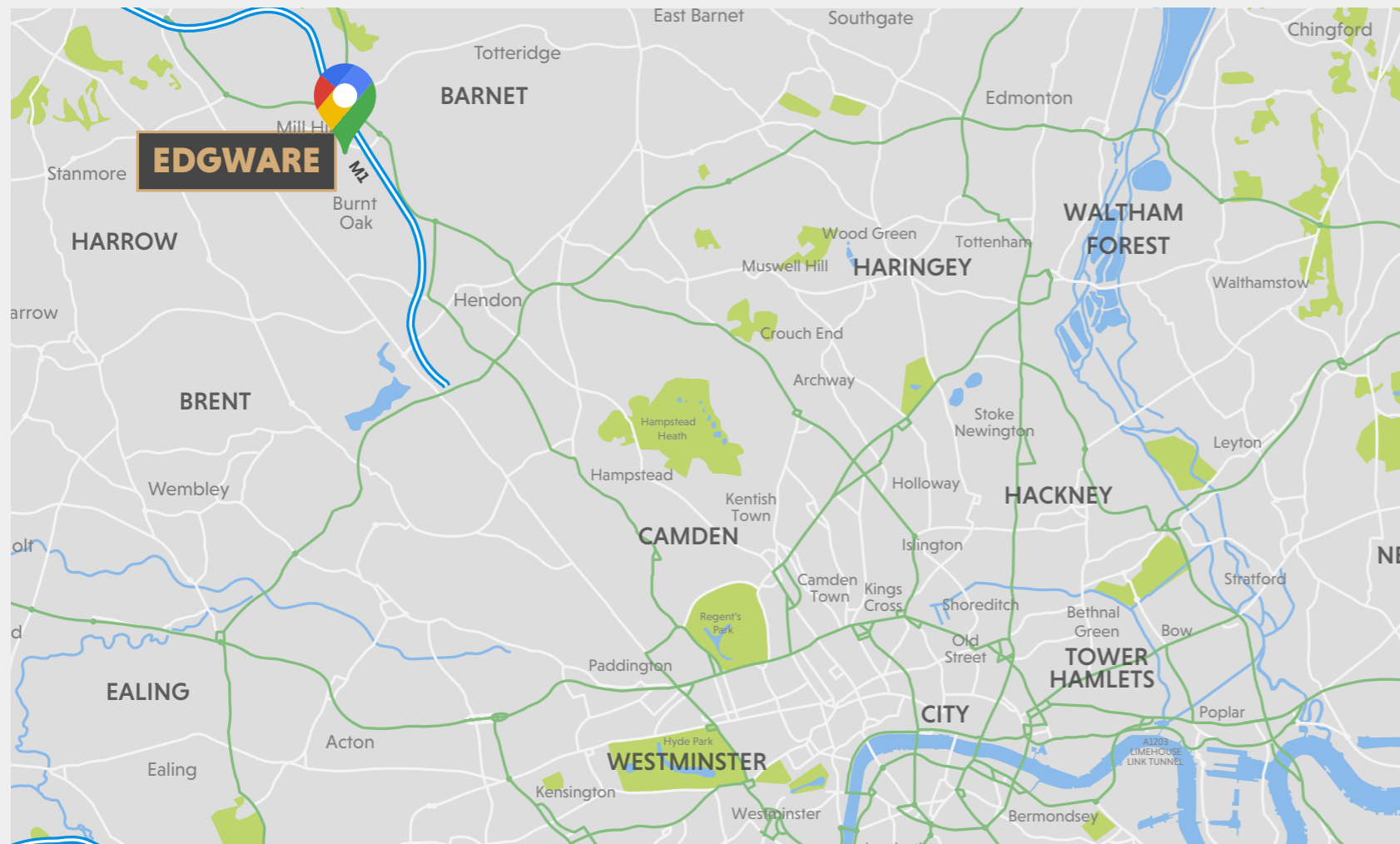
Edgware benefits from excellent road connectivity, with Junctions 3 and 4 of the M1 motorway located a short distance to the north,

providing direct access to the M25 (Junction 21) approximately 9 miles to the north. The A5, which runs through the heart of Edgware, is a busy road which connects central London to the M1 motorway.

Edgware benefits from an Underground Station (Edgware Station) on the Northern Line, offering access to Charing Cross and Bank stations in approximately 35 minutes.

Numerous buses operate along Burnt Oak Broadway, providing convenient connections to central London and the surrounding areas.

TRAVEL TIMES FROM EDGWARE



SITUATION

Kenville House is situated within Spring Villa Park, a purpose-built business park comprising eight office buildings, located to the west of High Street (A5) between Whitchurch Lane (B461) and Camrose Avenue. Burnt Oak Underground Station is situated approximately 1 mile to the south east, and Edgware Underground station approximately 0.5 miles to the north east.

The entrance to Spring Villa Park is from Spring Villa Road, a private road off the western side of High Street. There is an automatic barrier at the entrance together with a security hut, which is occupied by a security guard.

Spring Villa Park is surrounded by a variety of occupiers including Safestore self-storage, Lidl, a Peugeot showroom and Premier Inn as well as several other office buildings.



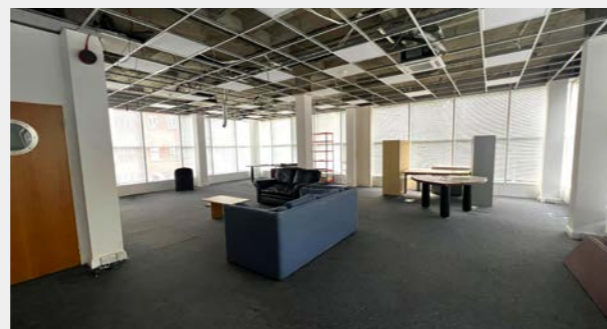
DESCRIPTION

The property comprises a semi-detached office building constructed in the 1980s arranged over ground, first and second floors.

The property provides a combination of open-plan office space and individual suites, catering to various workspace needs. On the ground floor there is a small communal reception area with a lift that serves each floor. There are WCs on each floor.

The property has undergone an extensive refurbishment which has not yet been completed, we would strongly recommend an internal inspection of the property.

There are 6 allocated car parking spaces on the business park, as well as an additional 8 spaces located in the under-croft area at the rear of the property (please refer to the plan opposite).



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ACCOMMODATION SCHEDULE

Floor / Unit	Type	NIA sq m	NIA sq ft
Ground	Office	70.83	762
First	Office	198.18	2,133
Second	Office	179.9	1,936
TOTAL		448.91	4,832

N.B. Not measured by Allsop. Floor areas taken from the VOA.

TENURE

Freehold (Title no. NGL627014).

SERVICE CHARGE

We have been informed that there is a service charge in place for the business park. Further details are available in the dataroom.

EPC

The EPC is B (47) and valid until 24 October 2032.
The EPC is available to download from the data room.

VAT

We understand that the property has been elected for VAT
and VAT will be charged on the sale price.

DATA ROOM

For access to the Allsop data room please use the following link:
[Click here](#)

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(One Million Four Hundred Thousand Pounds)
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at this level reflects a **low capital value of £290 psf.**

Tom Crookham and David Robert Baxendale have been appointed as Joint Receivers of the Property
(Offices at No.3 Kenville House, Spring Villa Park, HA8 7EB) without personal liability.

The Joint Receivers may act as controllers of personal data as defined by UK data protection law depending upon the specific processing activities undertaken. PricewaterhouseCoopers LLP may act as a processor on the instructions of the Joint Receivers. Personal data will be kept secure and processed only for matters relating to the Joint Receivers appointment. Further details are available in the privacy statement on the following [website link](#) or by contacting the Joint Receivers.

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For further information or to make arrangements for viewing please contact:

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