

Putting the Community First



Subject to Contract

# RENTAL DETAILS

Café and Community Space to Let

Montrose Playing Fields, HA8



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**Location**

Set within the Burnt Oak area of the London Borough of Barnet, Montrose Playing Fields is public park situated 200m to the east of the A5 Edgware Road in Burnt Oak. The Subject Property is approximately 300m to the south of Burnt Oak Underground Station and 200m to the north of Colindale Underground Station, both served by the Northern Line.

The London Borough of Barnet has recently invested significant sums at Montrose Playing Fields to provide new public recreational facilities including an outdoor gym, two five a side football pitches, new tennis courts, outdoor table tennis and a skate park.

**Description**

The Property is currently under construction with completion expected in March 2020.

The Property will be of steel frame structure under a sloped “green” roof and will benefit from floor to ceiling windows.

The Property will comprise a café and community room with ancillary facilities for the tenant, public and customers. The building boasts plenty of natural light with glass frontages at both ends of the building.

The Property will provide the following accommodation:

Use	Area Sq Ft	Area Sq M
Café	889	82.6
Function Room	1,053	97.8
Offices	87	8.1
<b>Total</b>	<b>2,029</b>	<b>188.5</b>

In addition, the Property will benefit from public WC’s and changing rooms.

The Property will benefit from the following specification and facilities:

- Underfloor heating system
- Full height windows
- “Green” roof
- Outdoor seating area for café
- Ancillary offices

**Location Plan**

Please see Appendix 1.

**Planning**

The Property has A3 and D1 planning consent. Further details are available from the Council’s Planning Department (020 8359 2000). It will be the responsibility of the incoming tenant to request for change of use (if permitted) and to comply with all planning regulations.

**Rental terms**

Terms are subject to negotiation. Offers are to be submitted in writing to Shah Islam by the close of business on Friday 13<sup>th</sup> March 2020

The Council would also consider a management arrangement for tennis court.

**Commented [MR1]:** It is not axle rotated but does have a sloped roof.

**Commented [MR2]:** toilets

**Commented [MR3]:** construction is steel framed not precast concrete and not all frontages are glass. It is clad in larch

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#### Costs

The prospective tenant will be responsible for the Council's legal and surveyor's fees.



Further information regarding this opportunity can be provided on request. Please contact

**Shah Islam**  
Barnet Estates/Property Services

020 8359 4467

**London Borough of Barnet**  
2 Bristol Avenue, London, NW9 4EW

[Shah.islam@barnet.gov.uk](mailto:Shah.islam@barnet.gov.uk)

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### General Information

1. The areas and measurements contained within these particulars are approximate figures only and no warranty is given as to their accuracy. The prospective tenants should satisfy themselves as to site areas and other matters of measurement from their own inspections and surveys. These details do not form part of any contract.
2. All statements made herein are made without responsibility on the part of the London Borough of Barnet, its employees, and agents and should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. The London Borough of Barnet, its employees, and agents do not give any warranty whatsoever in relation to the property.
4. The property will be leased as seen with all latent and patent defects and neither the London Borough of Barnet nor its employees warrant that it is suitable for any proposed use.
5. In no case shall any prospective tenant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter.
6. The Council is not obliged to accept the highest or any offer received.

February 2020

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## Appendix 1 Location Plan

