

K C L



MMXX
EST



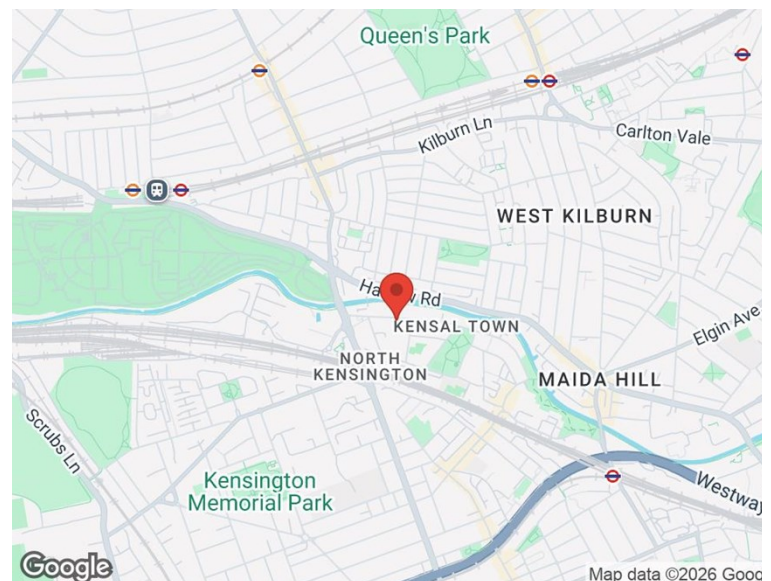
279 Kensal Road, London, W10 5DB

A RETAIL / LEISURE / SHOWROOM PREMISES IN NORTH KENSINGTON

TO LET

Area: 603.00 FT² (56.02M²) Rent: £26,000 per annum, exclusive of VAT

- 24/7 access
- Open plan showroom / leisure
- Fully glazed frontage
- High ceilings (currently dropped)
- Kitchenette
- Disabled access W/C
- Strip lighting & smoke detectors
- Wood effect laminate flooring





279 Kensal Road, London, W10 5DB

LOCATION:

The office premises are situated on the southerly side of Kensal Road in between the junctions with Western Row and Middle Row. Other local businesses include, Anytime Fitness, Graham Harrison Framing, Sangye Yoga, Aqua Medical Laboratories, Heathvision UK, Oyuna, Foundry Gym, Hilton Consulting, London Wine Whisperer, Thabto London Homeware Shop, Dancing Ledge Productions, Panella Sicilian Street Food and Workspace Grand Union Studios. Public transport is accessed via Ladbroke Grove (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises occupy part of the ground floor of a new build, mixed-use building of brick construction, with a fully glazed ground floor frontage. The unit is open plan and fitted with a kitchenette. The ceiling height is excellent, ideal for a showroom / gallery or gym and with a disabled access W/C to the rear. The ceilings are dropped and fitted with strip lighting and smoke detectors and the flooring is laminate wood effect.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	603.00	56.02
TOTAL	603.00FT²	56.02M²

FLOOR PLAN:

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £26,000.00

SERVICE CHARGE: TBC

RATES: Rateable Value: £17,250 per annum
Rates Payable: £7,452 per annum

NB - We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

POSSESSION: Full vacant possession immediately on completion of legal formalities. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC: Available upon request.

CONTACT:

Justin Knight MRICS
Knight Commercial London
07772 874 444
justin@knightcommerciallondon.co.uk

Chris Nowlan
Knight Commercial London
07881 901 323
chris@knightcommerciallondon.co.uk