

the terrace

PRE-LETS TO



@ KILBURN SQUARE

REMAINING OPPORTUNITIES - UNITS 1 & 7



RETAIL AND LEISURE REDEVELOPMENT LOCATED IN THE HEART OF KILBURN

THE OPPORTUNITY

Located in a 100% prime trading pitch on the western side of Kilburn High Road. Alongside Argos, opposite Sainsburys, M&S and Primark. Other nearby retailers include Sports Direct, Pret, Vodafone, TK Maxx, Poundland, Iceland, Sainsbury's.

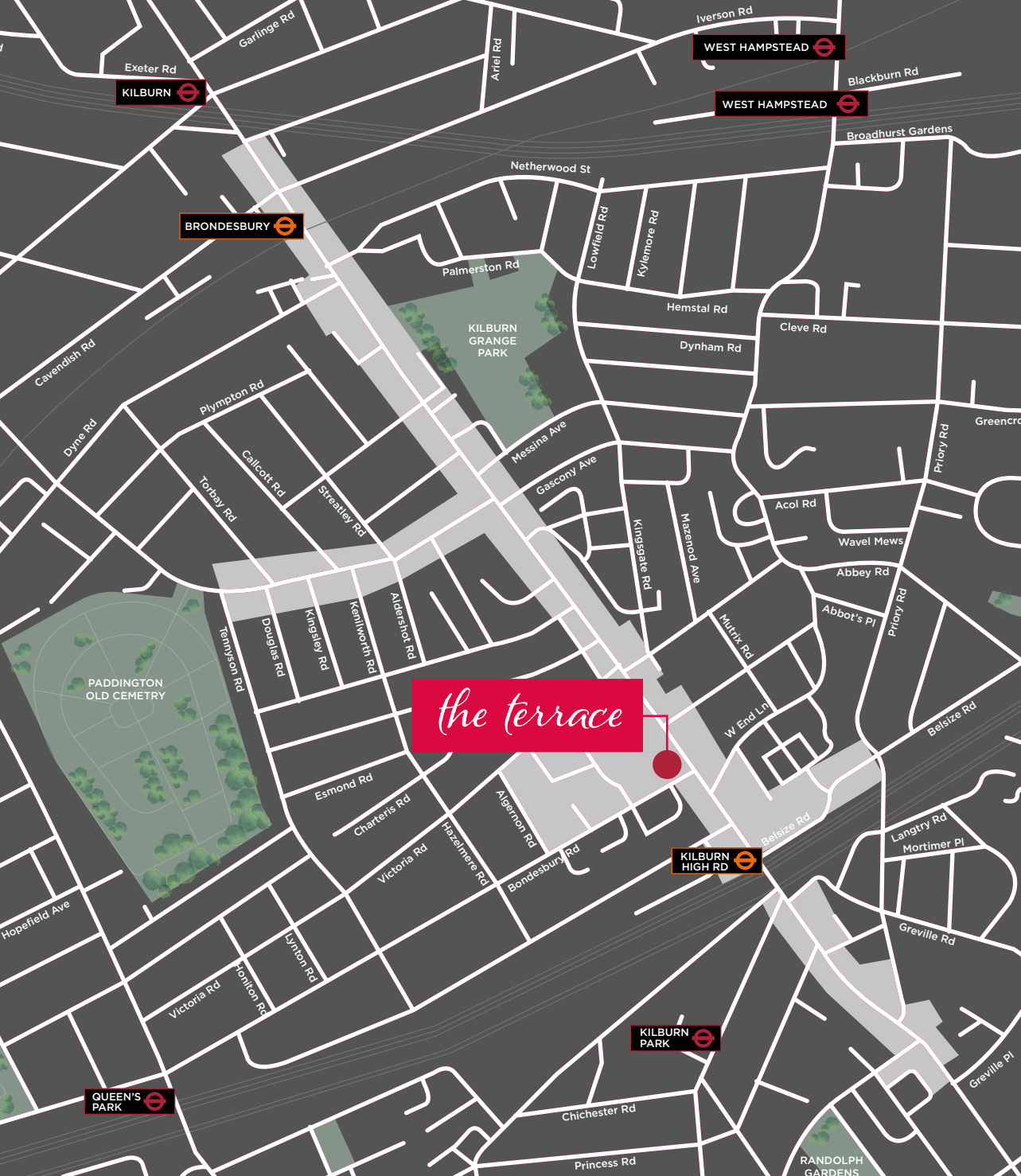
Comprising an overall 33,000 sq ft of space over ground and first floors, with stunning high impact frontages and substantial forecourt, offering a range of units suitable for retail, restaurant, leisure and other uses.

Plans are under discussion to improve the adjacent Kilburn Market and general landscaping.



Computer Generated Image.

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SITUATION

Kilburn High Road (A5) is one of the main thoroughfares into and out of Central London, just 3 miles north of Marble Arch and running through to the North Circular and M1 Motorway going north.

Within close proximity to the affluent residential locations of Queens Park, Maida Vale, St Johns Wood and West Hampstead.

Transport connections are excellent with commuting time to the West End accessible in under 15 minutes by tube. The area is served by numerous bus routes and four stations - Kilburn Park (Bakerloo), Kilburn (Jubilee), Kilburn High Road and Brondesbury (Both London Overground).



Kilburn is undergoing major transformation and with significant development projects underway across the borough. The catalyst to this is the South Kilburn Regeneration Programme, a £600m four phase development delivering 2,400 homes, a new primary school, new health facilities and improved public realm.

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TRADERS PLAN



Plan not to scale. For indicative purposes only.

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ACCOMMODATION

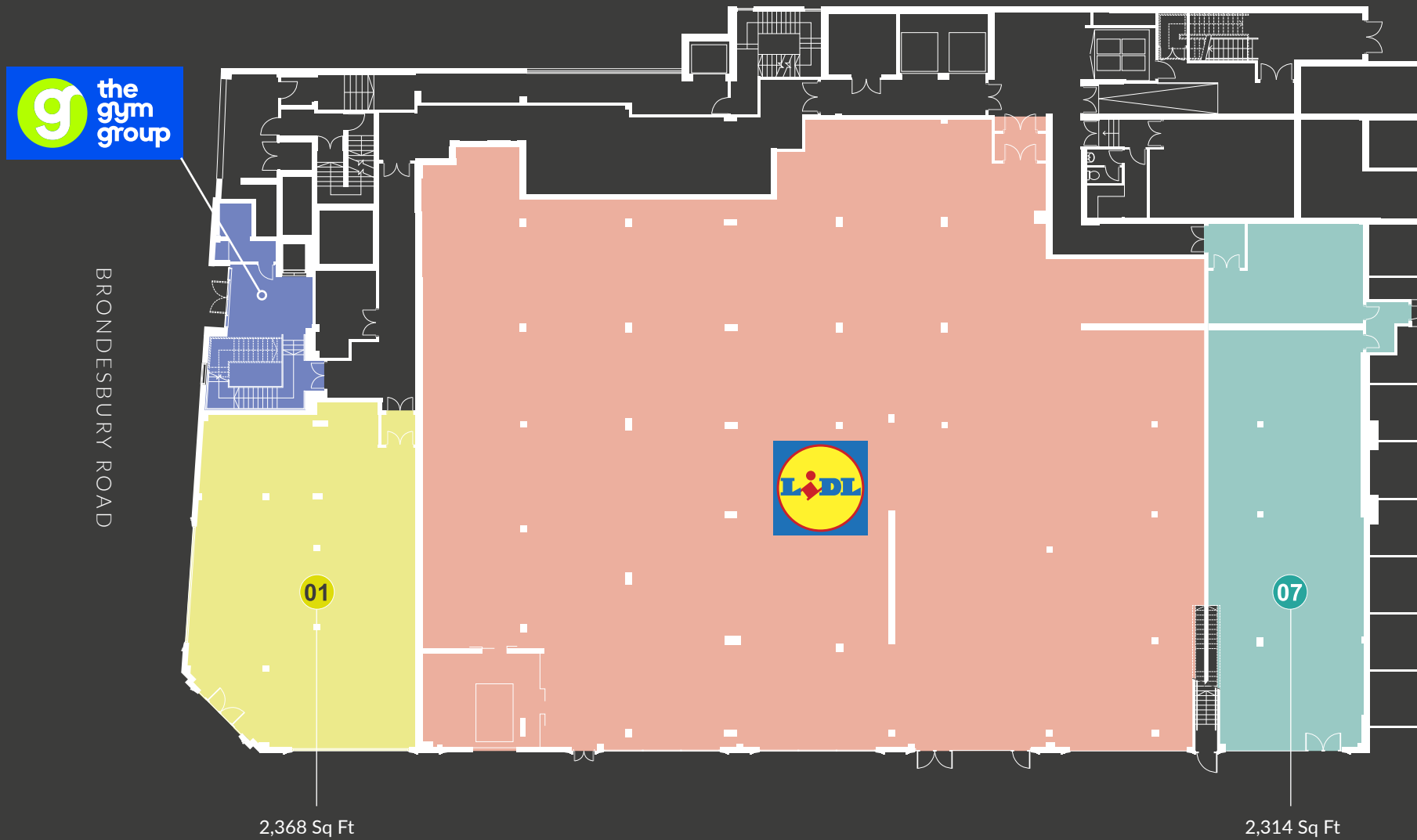
Units 1 & 7

Arranged over ground and first floor

- High impact frontages to Kilburn High Road
- Substantial forecourt fronting units
- Unit 1 with a return frontage to Brondesbury Road
- Suit retail, restaurant, leisure uses

Unit	Ground Sq ft	First Sq ft	TOTAL Sq Ft
01 (Corner)	2,368	1,749	4,117
Units 2-6	Let to Lidl		
07	2,314	-	2,314
First Floor	Let to The Gym Group		
TOTAL Sq Ft	4,682	1,749	6,431

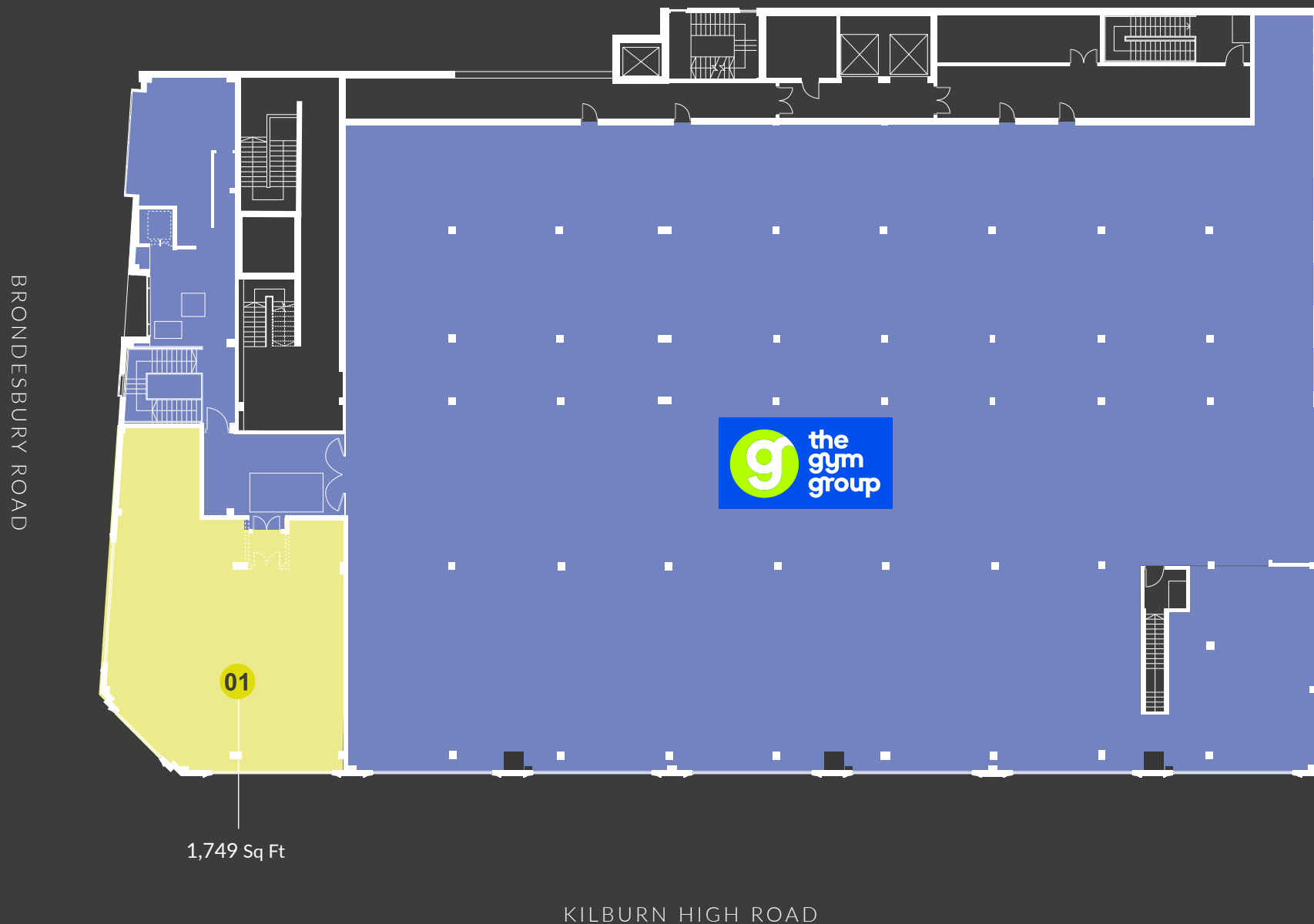
GROUND FLOOR



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FIRST FLOOR



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KILBURN - GENERAL INFORMATION

Kilburn is one of London's 34 designated major town centres and runs for a mile along Kilburn High Road, shared between Brent Council on the western side and Camden Council on the eastern side. The prime retail offer is clustered around Kilburn Square, a key development within the town centre and Brent's Local Plan.

Kilburn High Road is home to major retail brands along with a wide range of local independents serving the diverse local community for beauty, fashion, convenience, leisure and hospitality. A quarter of businesses support Kilburn's lively evening economy, designated within the London Plan as being of more than local significance. Kilburn is home to an award-winning regional theatre and cinema, several quality hotels plus a diverse range of restaurants and traditional pubs.

Monthly footfall, for the entire town centre, is around 500,000 visits from 92,000 unique visitors.

Brent and Camden Councils are bringing forward a joint improvement scheme for the High Road, which will see public realm improvements including widening pavements throughout the town centre including new lighting, benches, trees planting; cycle parking; more pedestrian crossings; new pocket parks.

500,000

Monthly footfall



92,000

Unique visitors



Computer Generated Images of proposed redevelopment of Kilburn Square Housing Estate

A new One Kilburn partnership has been formed to bring businesses, residents and local stakeholders together to develop a vision and action plan for the town centre that will identify projects for securing investment and longer-term regeneration.

The town centre serves as the main catchment for the South Kilburn Estate, a 48 hectare growth area at the south-western edge of the town centre. Brent Council is midway through a long term regeneration programme set to deliver 2,400 new high quality homes, a new larger high quality urban park, improved public realm, a new primary school and health facilities.

Brent Council secured planning permission in November 2023 to redevelop the Kilburn Square housing estate, located behind Kilburn Square, to create 139 new affordable homes, including 40 providing assisted living for those aged 55 and over.



LEASES

The units will be available on new full repairing and insuring leases on terms to be agreed, incorporating 5 yearly upward only rent reviews.

RENTS

On application.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

To be advised.

CONTACT

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