

12 CAMBRIDGE GARDENS

London, NW6 5AY

TO LET - Four storey former doctors surgery with private rear garden

3,316 SQ FT

Bernard Gordon & Company

FOREST
REAL ESTATE

Summary

Available Size	3,316 sq ft
Rent	£100,000 per annum Offers in excess of
Rates Payable	£28,160 per annum
Service Charge	N/A
EPC Rating	Upon Enquiry

Key Features

- Use Class E
- Situated opposite Kilburn Park Station (Bakerloo Line)
- Rear enclosed garden
- Air conditioning
- Gas heating
- Kitchenette
- Reception area on the ground floor
- Within easy walking distance to Kilburn High Road
- Ramp access to garden

Description

This attractive end terrace property is set over 4 floors and was previously used as a doctor's surgery.

This property benefits from air conditioning, gas central heating, a number of treatment rooms, reception and waiting areas, storage, and offices as well as kitchenette and WC facilities.

The property includes a private enclosed garden with disabled access leading onto additional communal garden space.

This property benefits from Use Class E.

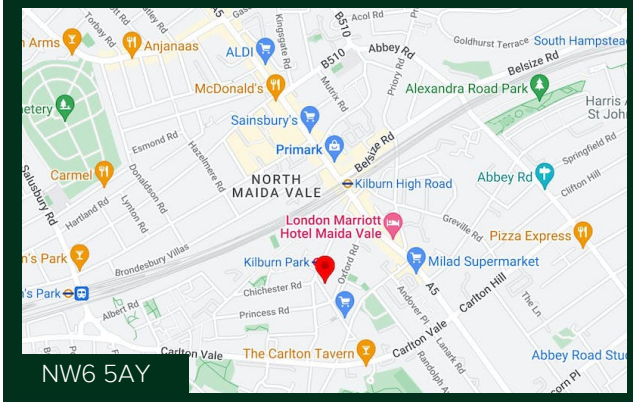
Location

Situated at the junction between Cambridge Gardens and Cambridge avenue, this property is directly opposite Kilburn Park Station (Bakerloo Line) and within a 5 minute walk of Kilburn High Road (Overground) and the amenities to be found there.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m
Lower Ground	868	80.64
Ground	949	88.16
1st	762	70.79
2nd	737	68.47
Total	**3,316**	**308.06**







Viewing & Further Information

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CAMBRIDGE AVENUE
CAMBRIDGE GARDENS









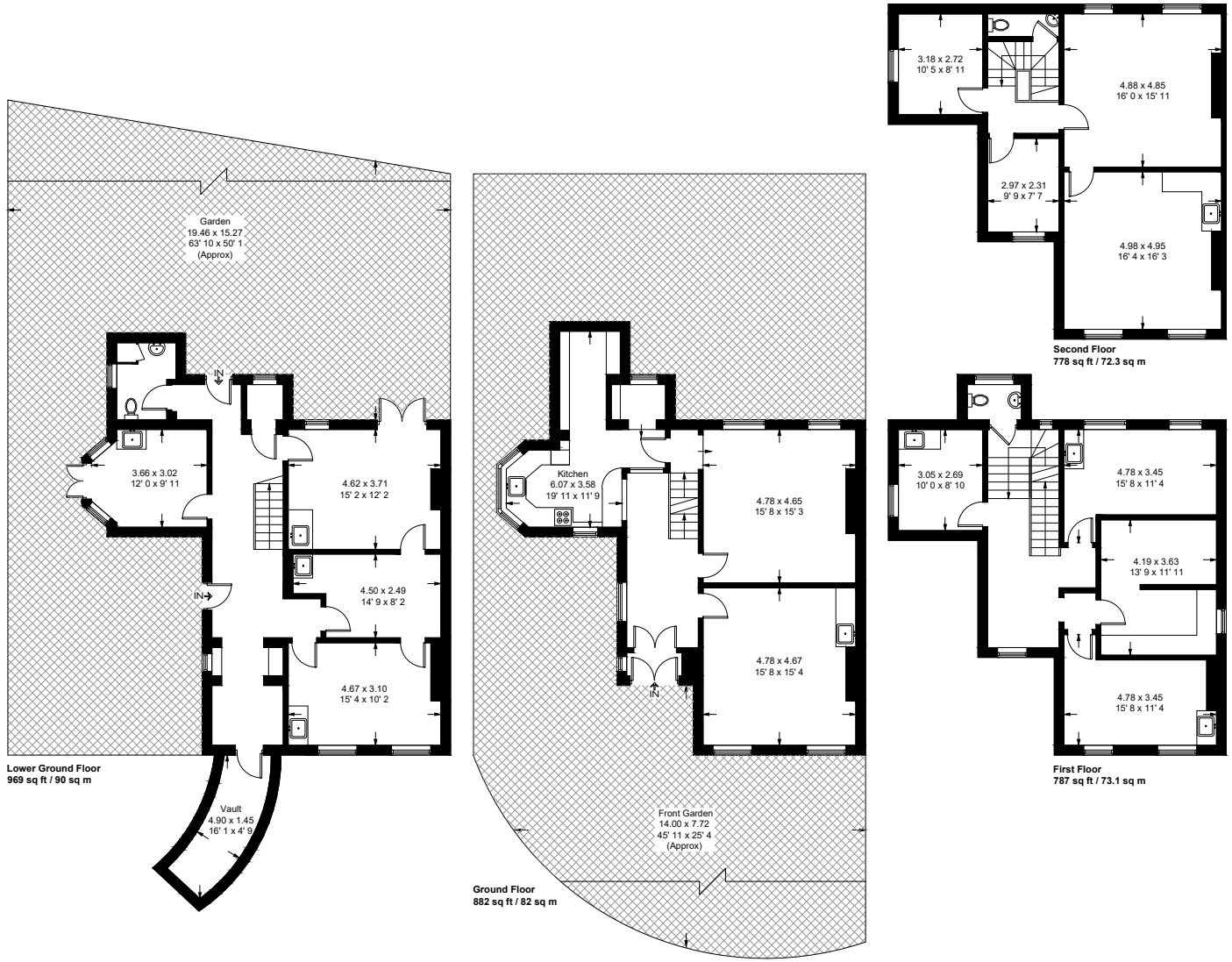






Cambridge Gardens

Approximate Gross Internal Area = 3416 sq ft / 317.4 sq m
Vault = 74 sq ft / 6.9 sq m
Total = 3490 sq ft / 324.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.