



RETAIL TO LET | 1,286 SQ FT

**69-71 CHAMBERLAYNE ROAD, KENSAL RISE, NW10 3NB**



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**FORMER GYM IN THE HEART OF  
CHAMBERLAYNE ROAD IDEAL FOR  
YOGA, GYM, PILATES, PT, OFFICE  
OR OTHER USES STPP**

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- Located in the heart of Chamberlayne Road in the mix of some excellent independent and national operators
- Male & Female wcs with showers
- 7.2 foot ceiling height
- Direct access from Chamberlayne Road
- Natural light via windows to a rear garden area (not included)
- Spot lights
- Wooden flooring
- E-use class



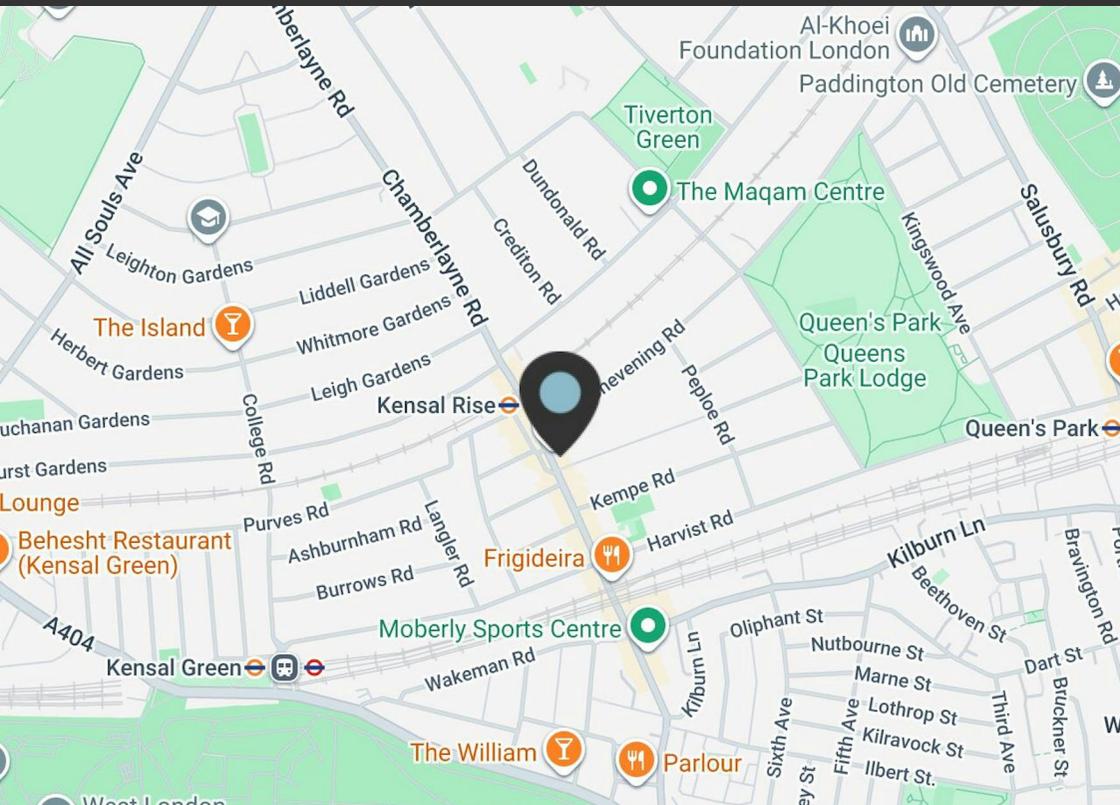
# DESCRIPTION

This former gym is prominently positioned in the heart of Chamberlayne Road, offering direct street access and excellent visibility. The space benefits from good natural light via windows at the rear and a ceiling height of approximately 7.2 feet, creating a bright and functional environment.

Internally, the unit features attractive wooden flooring and spot lighting throughout. There are separate male and female WC facilities, both fitted with showers, making the property particularly well suited to fitness or wellness operators.

At street level, the pedestrian entrance is secured by a security shutter, with additional signage space above for branding and advertisement.

The premises would suit a variety of occupiers, including fitness and leisure operators, wellness studios, galleries, or other uses.



# LOCATION

This unit is located in the heart of Kensal Rise which is just a few minutes walk from great shops and cafes in a high footfall area. Key transport links close by are the Overground (Mildmay Line) at Kensal Rise station, the Bakerloo line at Kensal Green station and multiple bus routes.



# AVAILABILITY

Name	sq ft	sq m	Availability
Basement	1,286	119.47	Available

# RENT

£30,000 per annum

# RATES & CHARGES

Rates payable: £5,688.75 per annum Potential for small business rate relief (tenants are advised to rely on their own enquires).

# TERMS

A new lease for a term by arrangement.

# EPC

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# VIEWINGS

Strictly via arrangement with Dutch and Dutch.

# CONTACT



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