



RETAIL TO LET | 1,350 SQ FT

103 CHAMBERLAYNE ROAD, KENSAL RISE, NW10 3NS



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PROMINENT E-USE CLASS PREMISES IN THE HEART OF KENSAL RISE AVAILABLE NOW

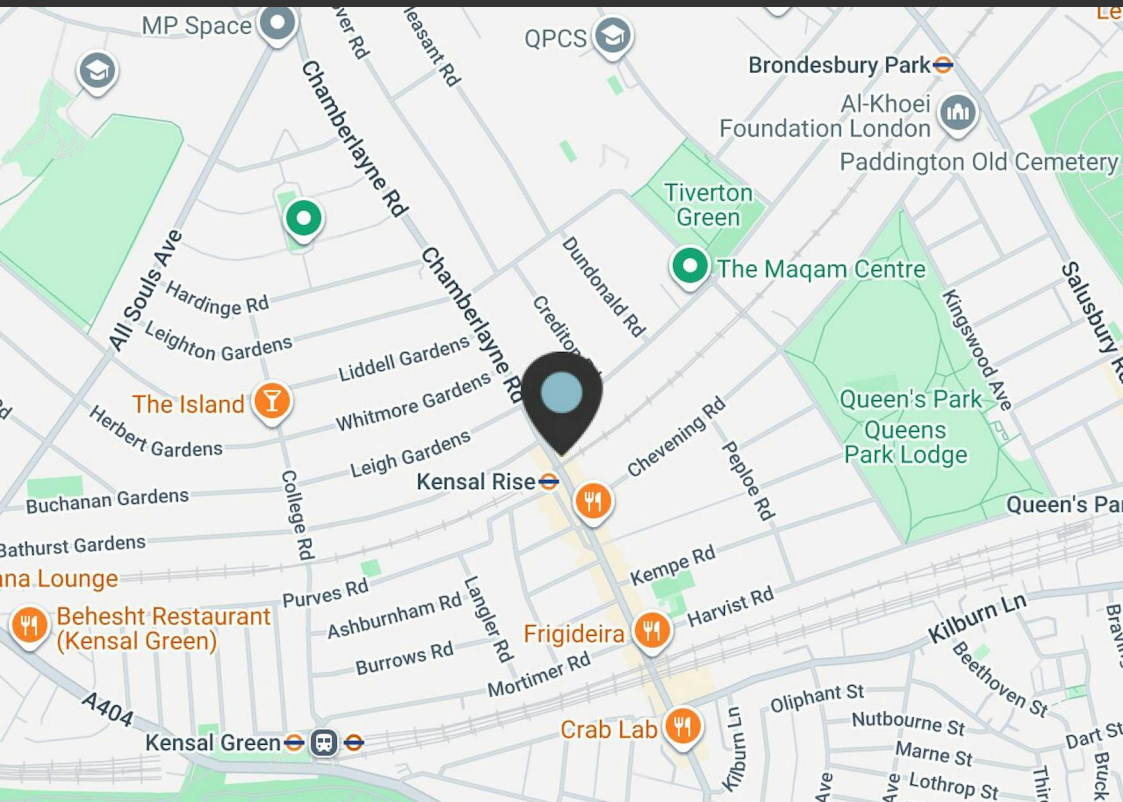
- Great natural light
- Located opposite Kensal Rise Station (Mildmay Line)
- Suitable for a range of e-uses including retail, showroom, medical, office and fitness
- Good ceiling heights to both floors
- 2xwcs and a shower
- Kitchenette
- Rear garden
- New LED lighting and EPC B
- No VAT on the rent



DESCRIPTION

103 Chamberlayne Road is a prominent retail premises located directly opposite Kensal Rise Station in the heart of the affluent Kensal Rise area. Arranged over ground and lower ground floors, the property offers predominantly open-plan accommodation with wood flooring throughout, excellent natural light, and generous ceiling heights.

Suitable for a range of uses including retail, showroom, medical, office, and fitness (STPP).



LOCATION

Extremely well located on Chamberlayne Road opposite Kensal Rise Overground Station (Mildmay Line) which provides excellent access to central and West London.

There are various artisan shops, cafes/restaurants and bars close by including Gail's, Drop Gym, Cable Coffee, The Chamberlayne Gastro Pub and Tesco Express.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	710	65.96	Available
Basement	640	59.46	Available

RENT

£50,000 per annum

RATES & CHARGES

Rates payable: £12,350.25 per annum

TERMS

A new lease for a term by arrangement.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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