

5 WELLINGTON ROAD

Kensal Green, NW10 5LJ

TO LET / FOR SALE - Modern self contained ground floor office/showroom

878 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	878 sq ft
Rent	£20,000 per annum
Price	£400,000
Rates Payable	£5,863.25 per annum The property may be eligible for small business rates relief.
Service Charge	£1,200 per annum
VAT	Applicable
EPC Rating	C (72)

Key Features

- Long leasehold
- Excellent access into Central London via the A40 WestWay
- Quiet turning off Harrow Road
- Walking distance of Kensal Green Station
- Queens Park, Ladbroke Grove and Kensal Rise are all within a close promiity
- Use Class E

Description

The property is a modern self contained ground floor office benefitting from Use Class E. The space is mainly open plan and has been most recently used for educational purposes.

Benefits include wood effect flooring, spot lighting, electric heating, skylight, storage room, kitchenette and a WC.

Location

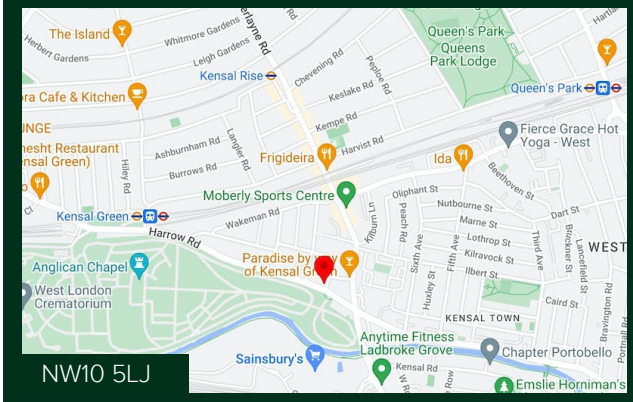
Kensal Green is a promising location for entrepreneurs and established businesses alike. Its strategic position in northwest London, combined with its excellent transport links and thriving local community, makes it an attractive destination for businesses of all kinds.

With several major transport hubs, including Kensal Green and Willesden Junction stations, businesses based in the area can easily access the city's key business districts and commercial centres. Furthermore, Kensal Green benefits from a diverse and cosmopolitan population, which creates a dynamic and stimulating environment for businesses. The area is home to a range of independent retailers, restaurants, and cultural venues, which cater to a wide range of tastes and interests. The area has a vibrant arts scene, with several galleries, studios, and performance spaces in the vicinity. This makes it an ideal location for businesses in the creative sector, who can draw on this rich cultural heritage and collaborate with local artists and performers.

Kensal Green is well placed to take advantage of the ongoing regeneration of North West London. With several major redevelopment projects planned in the area, including the Old Oak and Park Royal Development Corporation (OPDC), there is significant potential for businesses to benefit from the growth and investment that is expected to follow.

Terms

The property is available for sale on a long leasehold basis (123 years remaining). Alternatively the Landlord will consider a letting.



NW10 5LJ





Viewing & Further Information

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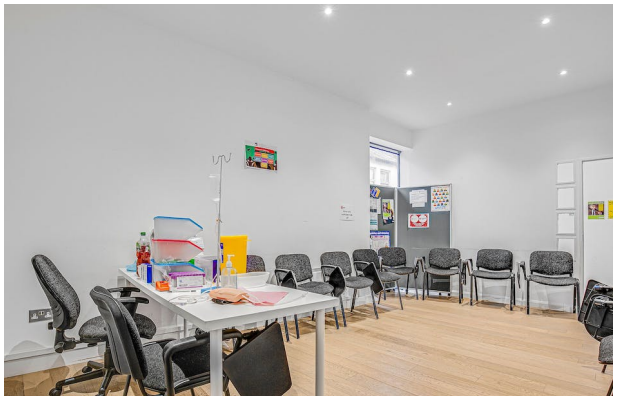
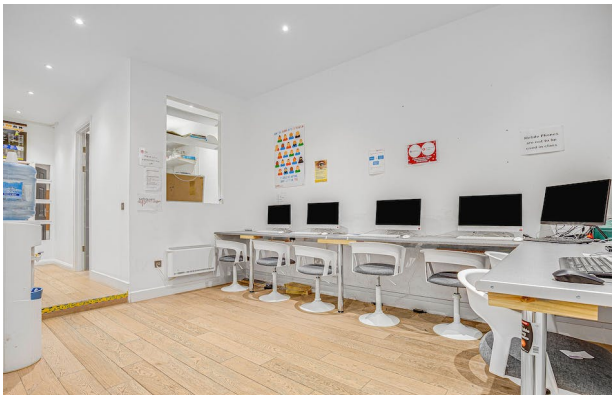
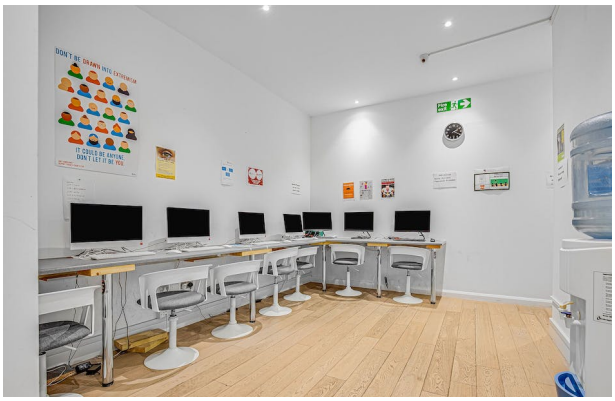
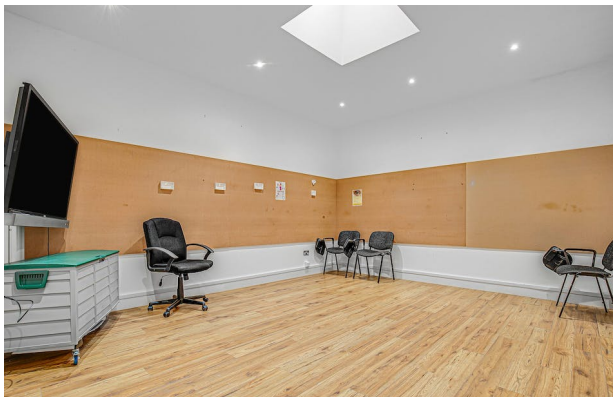






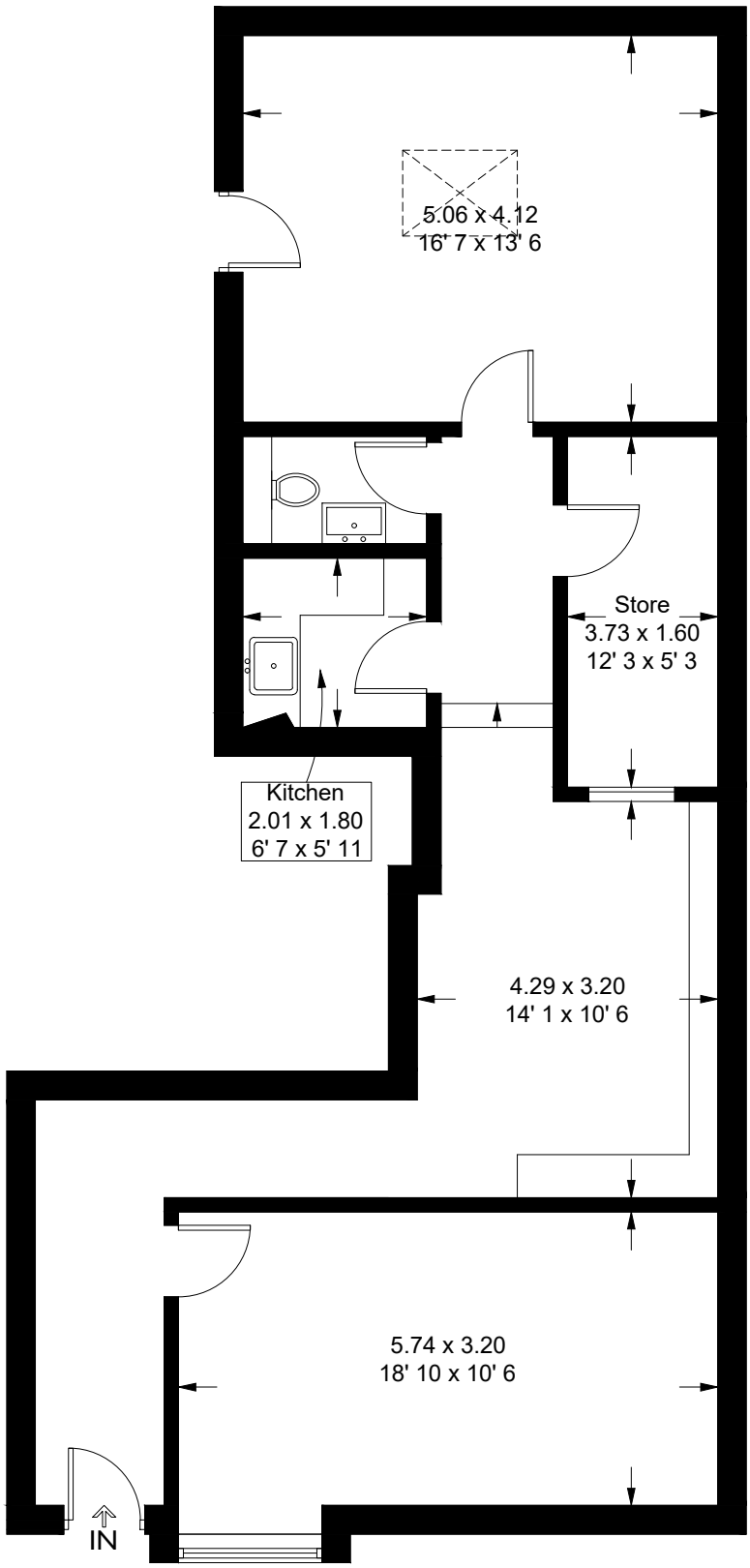

Speaking and Listening





Wellington Road

Approximate Gross Internal Area = 878 sq ft / 81.6 sq m



Ground Floor

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