



Arches 11 & 12A  
Loveridge Road  
Kilburn  
London  
NW6 2EB



2 Arches close to Kilburn Station - B1C/B2/B8 Uses

**TO LET**

1,305 - 1,308 sq ft



Transport for London



Grant Mills Wood  
part of ray consulting

[www.grantmillswood.com](http://www.grantmillswood.com)

020 7629 8501

## Location

The arches are located with 1 minute's walk of Kilburn underground station (Jubilee Line) just off the A5 Kilburn High Road. The arches are situated within two terraces sitting opposite one and another creating a cul-de-sac feel. Both arches open on to a communal one way through road with associated parking alongside. The A5 provides access to Central London to the South and to the M1/A406 junction to the North.

## Description

Arches 11 and 12A have heights of approximately 4.5m to the apex although there are currently mezz floors reducing the full height in certain. Both units have brick in-fills, electricity and water.

## Legal Costs

Each party is to bear their own legal costs.

## Floor Areas

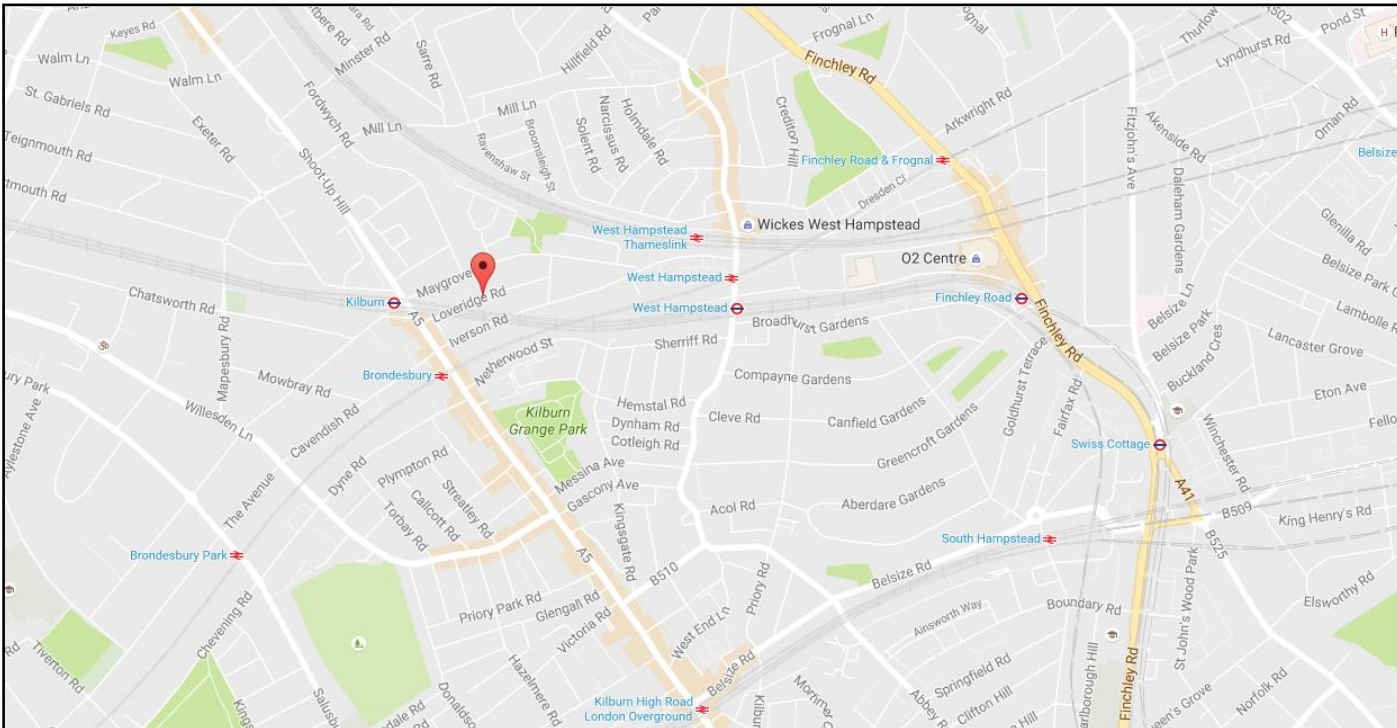
	Sq ft	Sq m
<b>Arch 11</b>		
Ground Floor	<b>740</b>	<b>68.74</b>
Mezzanine	<b>558</b>	<b>51.83</b>
<b>Total</b>	<b>1,308</b>	<b>120.57</b>
<b>Arch 12a</b>		
Ground Floor	<b>702</b>	<b>65.21</b>
Mezzanine	<b>603</b>	<b>56.02</b>
<b>Total</b>	<b>1,305</b>	<b>121.23</b>

## Terms

The arches are available on a new 6 year term. The rent equates to **£26,100 pa exclusive for each arch**. Rents will be plus VAT.

## Rates

Interested parties are advised to make their own enquiries via the London Borough of Brent.



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## Viewing

Viewings are available strictly by appointment through sole agents:-

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