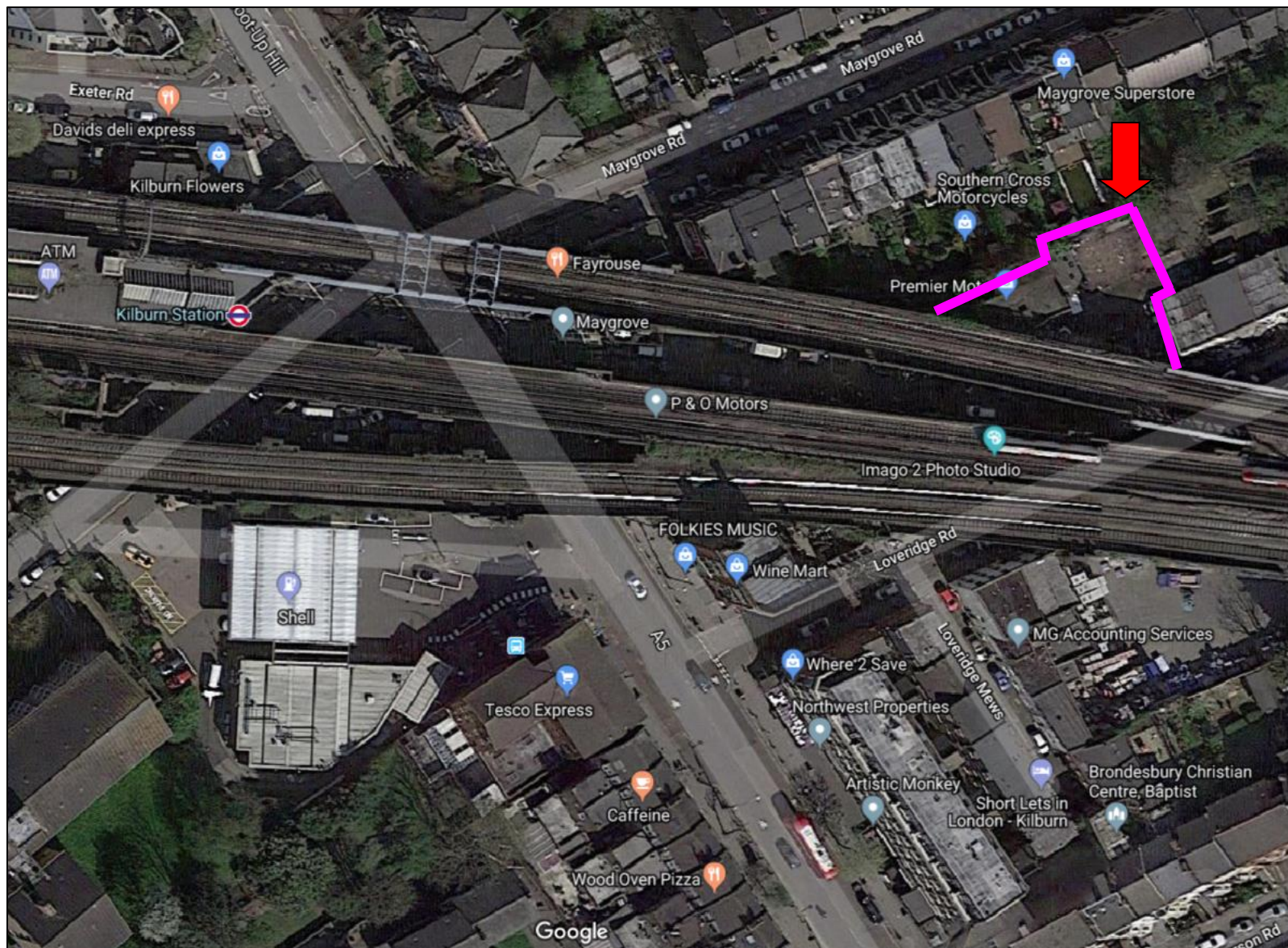


Secure Land & Buildings Loveridge Road Kilburn London NW6 2EB



A short walk from Kilburn underground station

TO LET - B1(c), B2, B8 and Sui Generis Opportunity (S.T.P)
5,935 sq ft (551.41 m²)



Location

The premises are located within 1 minute's walk of Kilburn Underground Station (Jubilee Line) just off the A5 Kilburn High Road. The buildings and yard are just off Loveridge Road with access onto Kilburn High Road. The A5 provides access to Central London to the South and to the M1/A406 junction to the North at Staples Corner.

Floor Areas (Gross Internal Area)

Open Space	Sq ft	(m ²)
Arches	305	28.37
Buildings	1,226	113.89
Yard	3,643	338.45
Covered Yard	761	70.70
Total	5,935	551.41

Terms

A new lease is available directly from the landlord on terms to be agreed. **Offers in excess of £45,000 per sq ft** plus VAT are invited.



Indicative Plan Only

Description

The property comprises of secure open land space with access from Loveridge Road. The estate road links back through to Maygrove Road / A5 Kilburn High Road, The yard space is accessed through a sliding shutter with one occupier having pedestrian access only.

Existing Use

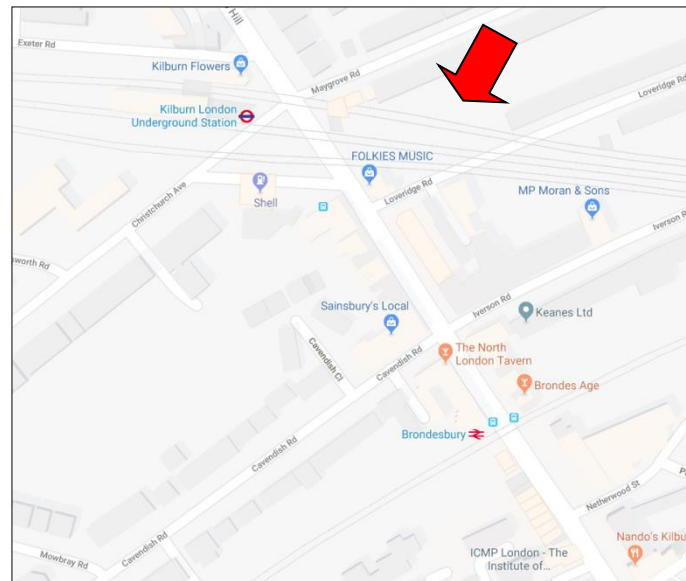
We understand the property was previous used as a hand car wash. We will consider B1(c), B2, B8 and Sui Generis offers on a subject to planning basis. Interested parties should make their own investigations.

Rates

Interested parties are to make their own enquires through the London Borough of Camden.

Legal Costs

The tenant is to pay the lessor's legal costs. The lessor may require an undertaking through solicitors to cover abortive costs.



@GoogleMaps



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property April 2018.

Viewing

Viewings are available strictly by appointment through sole agents:-

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Nicholas Judd:

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