



999 long leasehold Investment let to Kingfisher PLC income  
(£108,300 pa)

## CHAMBERLAYNE

750-756 Harrow Road, Kensal Rise,  
NW10 5DQ

Land, Office

## FOR SALE

**3,800 sq ft**  
(353.03 sq m)

- Opportunity to acquire 3,800 sq ft of flexible class 'E' commercial space let to Kingfisher PLC
- Kingfisher PLC 2021 revenue of £13.3 billion
- Passing rent of £108,300 PA
- Kensal Rise is a rapidly growing regeneration area with a diverse mix of office occupiers and retailers
- Located just 9 minutes from Paddington & 20 minutes from Oxford Circus London Underground stations

# Chamberlayne, 750-756 Harrow Road, Kensal Rise, NW10 5DQ

## Summary

<b>Available Size</b>	3,800 sq ft
<b>Price</b>	Offers in excess of £1,750,000
<b>Business Rates</b>	Applicants to make their own enquiries to The London Borough of Brent.
<b>EPC Rating</b>	C

## Description

Chamberlayne is an eclectic mixed use development in the heart of Kensal Rise, offering spacious homes that surround a communal, landscaped garden and sit a top a creative and dynamic office space. Designed by award winning developer Vabel, the scheme combines sophisticated minimalism with authentic craftsmanship, all situated in of London's most desirable neighborhoods.

The commercial space is let Kingfisher for their global design studio on a 5 year lease from July 2022 at £108,300 pa with a tenant break at the 3rd year anniversary. Kingfisher are currently refurbishing the property with anticipated building costs of circa £400,000.

## Location

Kensal Rise is establishing itself as a highly desirable area of London on the bank of the Grand Union Canal.

The location is populated by a diverse mix of office occupiers and retailers offering trendy eateries, pubs, bars and grab and go retail.

Chamberlayne, at 750 Harrow Road, emerges from these esteemed surroundings offering a superb 3,800 ft2 creative workspace with an active street frontage, centered around a tranquil courtyard.

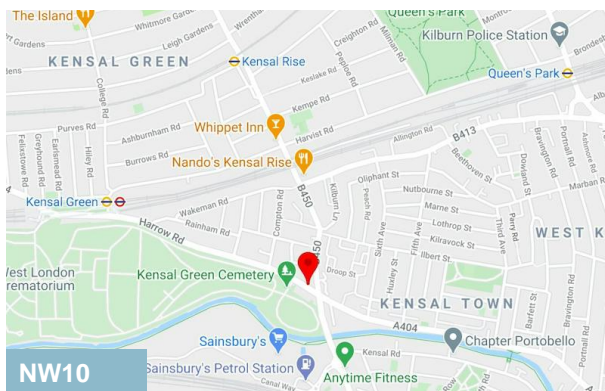
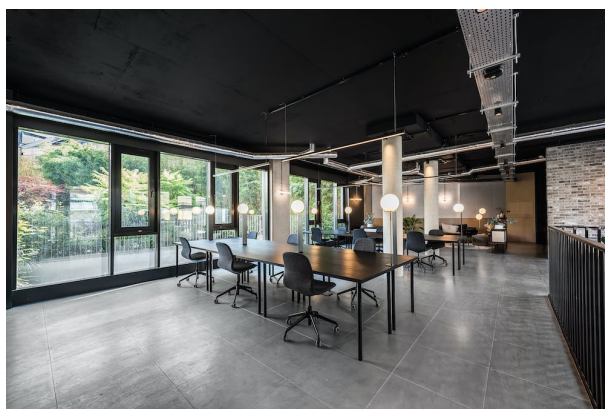
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	1,280	118.92
Lower Ground	2,520	234.12
<b>Total</b>	<b>3,800</b>	<b>353.04</b>

## VAT

Plus VAT where applicable.



## Viewing & Further Information



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