



## Brand new ground floor commercial unit in Queen's Park

### UNIT 1 OLD DAIRY HOUSE

133-137 Kilburn Lane, Queen's Park,  
W10 4AN

Office

## TO LET / FOR SALE

**2,015 sq ft**  
(187.20 sq m)

- Private gated development
- Situated within a short walk from the heart of Queens Park and Chamberlayne Road
- Brand new air conditioning and heating
- Full access raised metal floor with flexible power and telephone/data points
- Kitchenette and tea point
- Landscaped communal courtyard
- Secure bicycle racks
- Contemporary WCs and shower facilities

# Unit 1 Old Dairy House, 133-137 Kilburn Lane, Queen's Park, W10 4AN

## Summary

<b>Available Size</b>	2,015 sq ft
<b>Rent</b>	£27.50 per sq ft
<b>Price</b>	£930,000.00
<b>Business Rates</b>	The rates will need to be assessed by the council on a tenants occupation.
<b>Service Charge</b>	To be confirmed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A

## Description

A clean-lined contemporary building with a brick façade respectful to the character of the quiet Victorian streets around, Old Dairy House blends harmoniously into this hip but welcoming corner of West London, with a great story to tell. The contemporary design is one of quiet elegance where every detail has been addressed. Perfectly blending an industrial style with function, each unit has adopted a considered layout, providing balanced space to do work, with an abundance of natural light, the unit benefits from spacious layouts and a carefully planned specification such as exposed polished concrete and feature metallic paint walls.

## Location

If you walked down Kilburn Lane in the 1960s you would have had the sight of cattle walking the streets. Named after the Higgins Bros Dairy that once stood here, well before Kensal Rise's transformation, there is still a real village-like atmosphere that makes Kensal Rise so unique as it continues to change. Back in the mid-2000s, as part of W10's artistic renaissance, the building that once housed a dairy was home to a recording studio used by rising local star Adele. In the subsequent years, this whole quarter has been transformed into a creative hub, with the community at its heart. The Old Dairy House is now ready for this new chapter in this address's characterful history.

## Accommodation

The accommodation comprises the following areas:

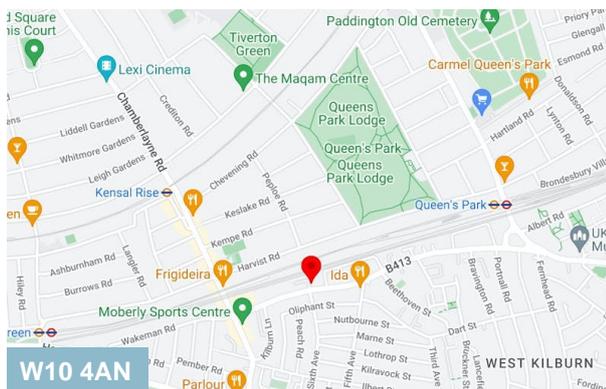
Name	sq ft	sq m	Availability
Ground - Unit 1	2,015	187.20	Available
<b>Total</b>	<b>2,015</b>	<b>187.20</b>	

## Viewings

Via arrangement with the Joint Agents Dutch and Dutch and Bray Fox Smith

## Terms

Each unit is available for sale or to let on terms to be negotiated.



## Viewing & Further Information



### Peter Wilson

0207 4439862 | 07896678182  
peter@dutchanddutch.com



### Jack Ezekiel

02074439867 | 07572346013  
jack@dutchanddutch.com

### Rob Skioldebrand (Bray Fox Smith)

0203 362 4347 | 07769 725412  
robertskioldebrand@brayfoxsmith.com

### Jake Stace (Bray Fox Smith)

07597 685 889  
jakestace@brayfoxsmith.com