



Self Contained Modern Office - To Let

14 REGENT STREET

Kensal Rise, NW10 5LG

Office

TO LET

1,234 sq ft

(114.64 sq m)

- Self contained office
- One secure gated parking space
- Air conditioning
- Quiet turning off Harrow Road
- Walking distance of Kensal Green Station
- Excellent access into Central London via the A40 WestWay
- Queens Park, Ladbrooke Grove and Kensal Rise are all within a close proximity
- Wide array of restaurants and bars

Summary

Available Size	1,234 sq ft
Rent	£27,500 per annum
Rates Payable	£11,193 per annum
Rateable Value	£20,500
Service Charge	£2.17 per sq ft
EPC Rating	D

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	635	58.99	Available
Basement	599	55.65	Available
Total	1,234	114.64	

Description

A self contained modern office set over ground and basement levels. The ground floor has an abundance of natural light and is open plan throughout. The basement is partitioned into several rooms which can be used for storage or office purposes.

Other benefits include; electric heating, kitchen, wood effect flooring, air conditioning, double glazed windows, kitchen, WC and a shower.

The property can be accessed from the front and rear of the property.

Externally the property has one allocated parking space located in the gated basement car park.

Terms

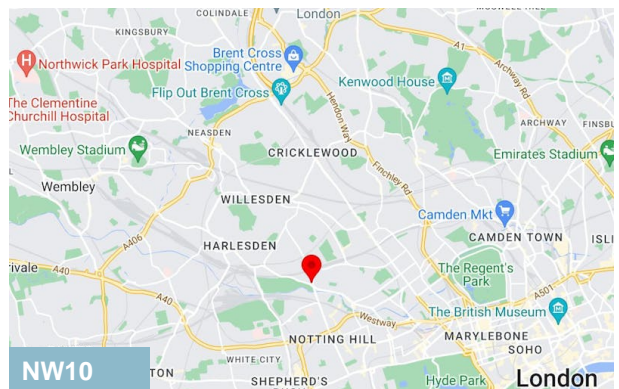
A ew lease for a term by arrangement.

Viewings

Via arrangement with Dutch & Dutch.

Legal costs

Each party to be responsible for their own legal costs incurred.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182
peter@dutchanddutch.com



Jack Ezekiel

02074439867 | 07572346013
jack@dutchanddutch.com

More properties @ dutchanddutch.com