

# Wenlock & Taylor



## Bridge House, Chamberlayne Road

Kensal Rise, London, NW10 3NR

£23,000 Per Annum

**OFFICE SUITE - TO LET.** We are pleased to offer a rarely available (932 sq.ft/ 87 sq.m approx) purpose built office suite situated on the First floor of this mixed commercial/residential building in a busy location directly opposite Kensal Rise (London Overground) station. The suite comprises an open plan entrance/reception area, two spacious office rooms, storage room, enclosed rear balcony area, kitchenette, separate wc and is offered on a new FRI Lease for a term of 10 years with a rent review at the 5th year and at a commencing rent of £23,000 per annum Exclusive of business rates (business rates via London Borough of Brent - Rateable Value £8,000 (£3,992.00 per annum approximately). Last annual service charge (April 2023 - March 2024) £550.00. EPC rating is 'E' and each party to be responsible for their own legal costs. Viewing is by appointment.

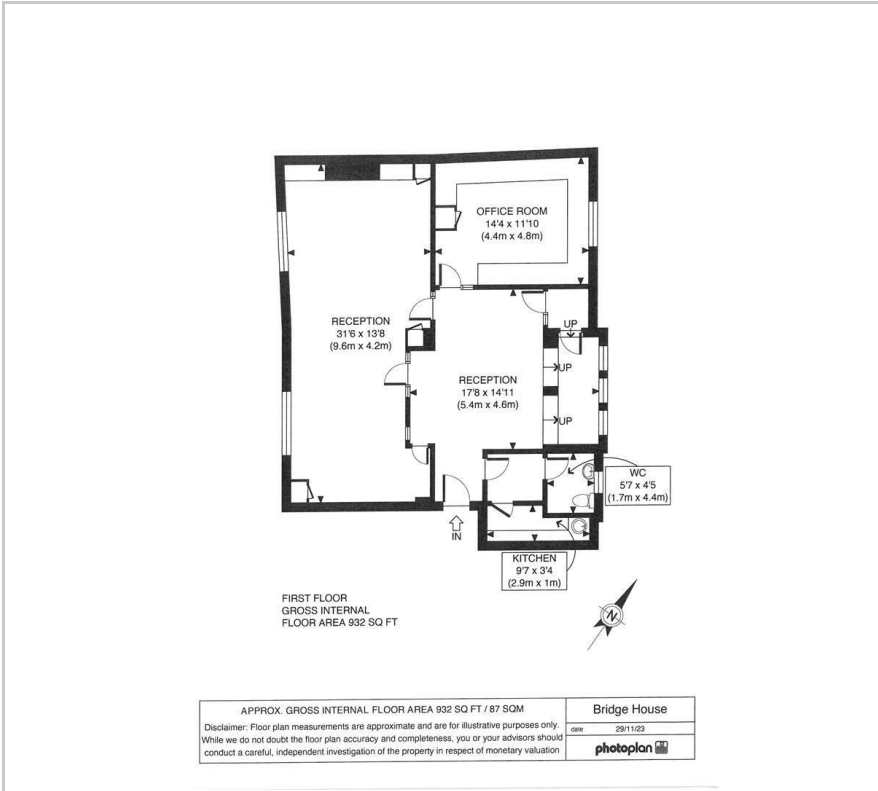
- VACANT OFFICE SUITE - TO LET
- ON FIRST FLOOR LEVEL & SITUATED OPPOSITE KENSAL RISE STATION
- 932 SQ.FT (87 SQ.M) APPROX
- 10 YEAR LEASE WITH RENT REVIEW AT 5TH YEAR
- RENT - £23,000 PER ANNUM EXCLUSIVE OF BUSINESS RATES

### Viewing

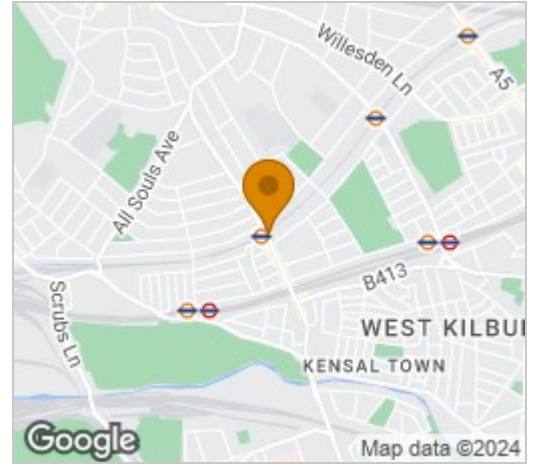
Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information.



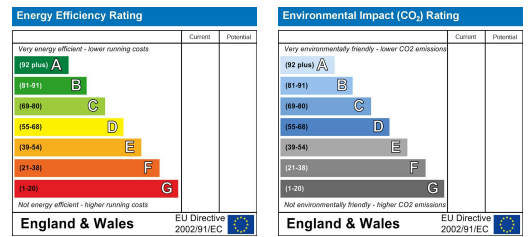
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.