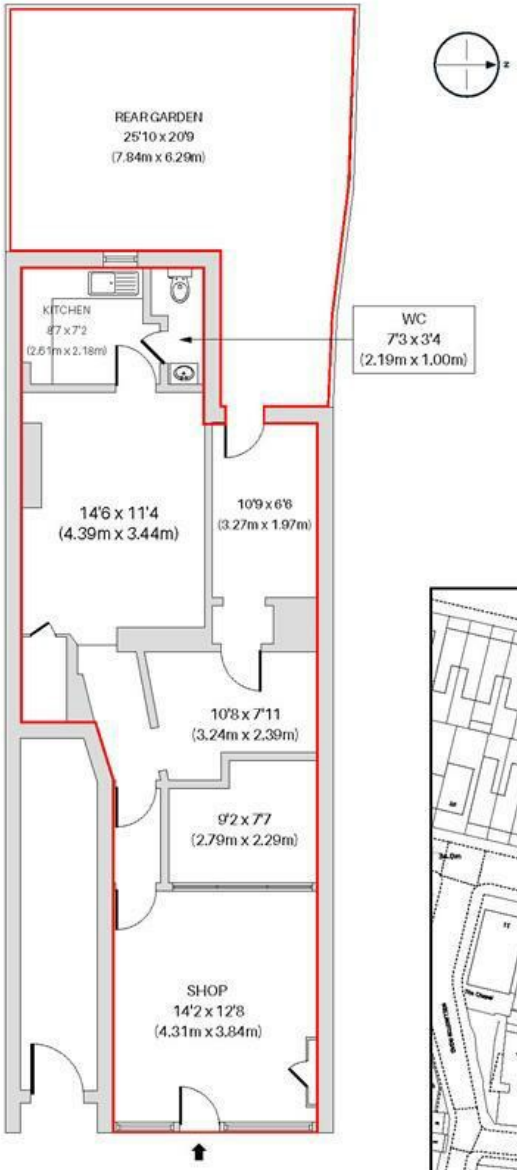
Kilburn Lane, Queens Park, W10 4AE

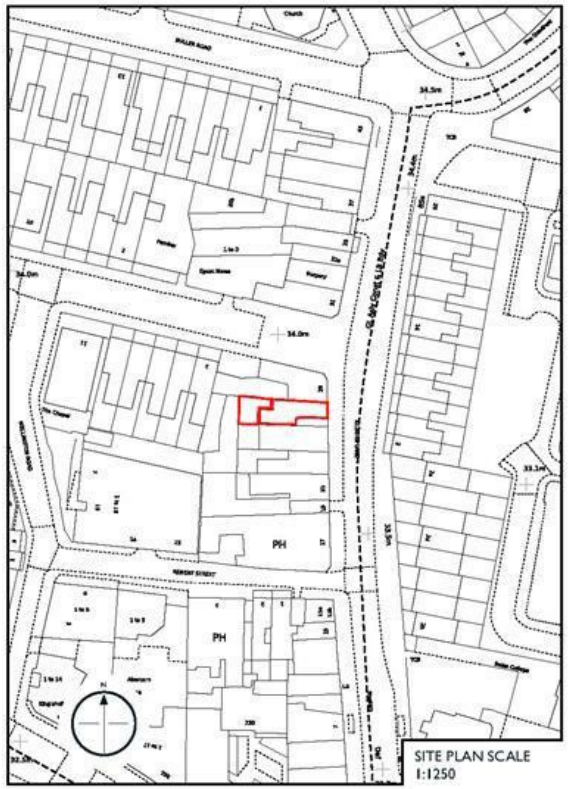
Rent: £27,500 Per Annum





GROUND FLOOR

Approx. Gross Internal Floor Area 760 sq. ft / 70.56 sq. m



SITE PLAN SCALE
1:1250

LEASE PLANNERS
WWW.LEASEPLANNERS.CO.UK

OFFICE: 0203 637 0150
EMAIL: sales@leaseplanners.co.uk

DRAWING TITLE:

GROUND FLOOR,
27 KILBURN LANE,
LONDON,
W10 4AE

DATE: SEPTEMBER 2026

GREEN OUTLINED AREAS ARE COMMUNAL

RED OUTLINE IS THE DEMISE OF THE PROPERTY

Scale: 1:100 at A4

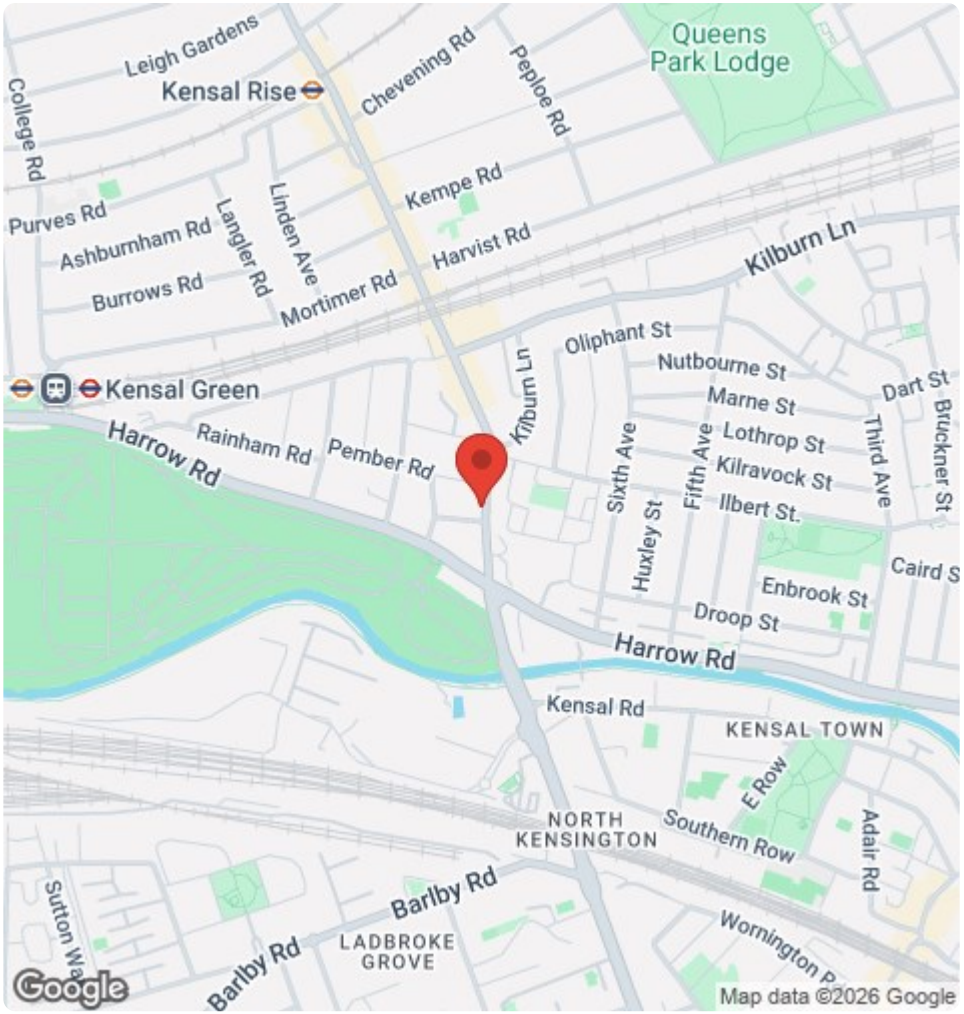
1 2 3 4 5
100 200 300 400 500

SCALE: For the plan to be to scale, the above scale bar must measure correct when printed (for example 5cm)

A well-located ground floor commercial premises situated on Kilburn Lane, W10, benefiting from a rear garden. The property offers flexible accommodation suitable for retail or office use, subject to the necessary planning consents. The premises are available by way of a new FRI lease with nil premium. Business rates are payable by the incoming tenant.

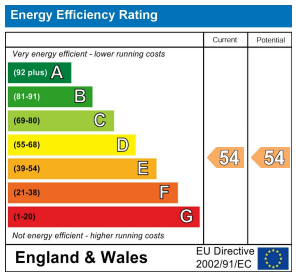
Location: The property occupies a convenient position on Kilburn Lane, within an established residential and commercial area. It benefits from good access to Central London via Harrow Road and Ladbroke Grove, with a range of local amenities and transport links close by. The location provides easy access to surrounding areas including Queen's Park, Kensal Rise, Ladbroke Grove and Notting Hill.

Suitable For Retail Or Office Use
New FRI Lease To Be Granted
Nil Premium
Business Rates £11,000 PA



Disclaimer: 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 Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

harris& company



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