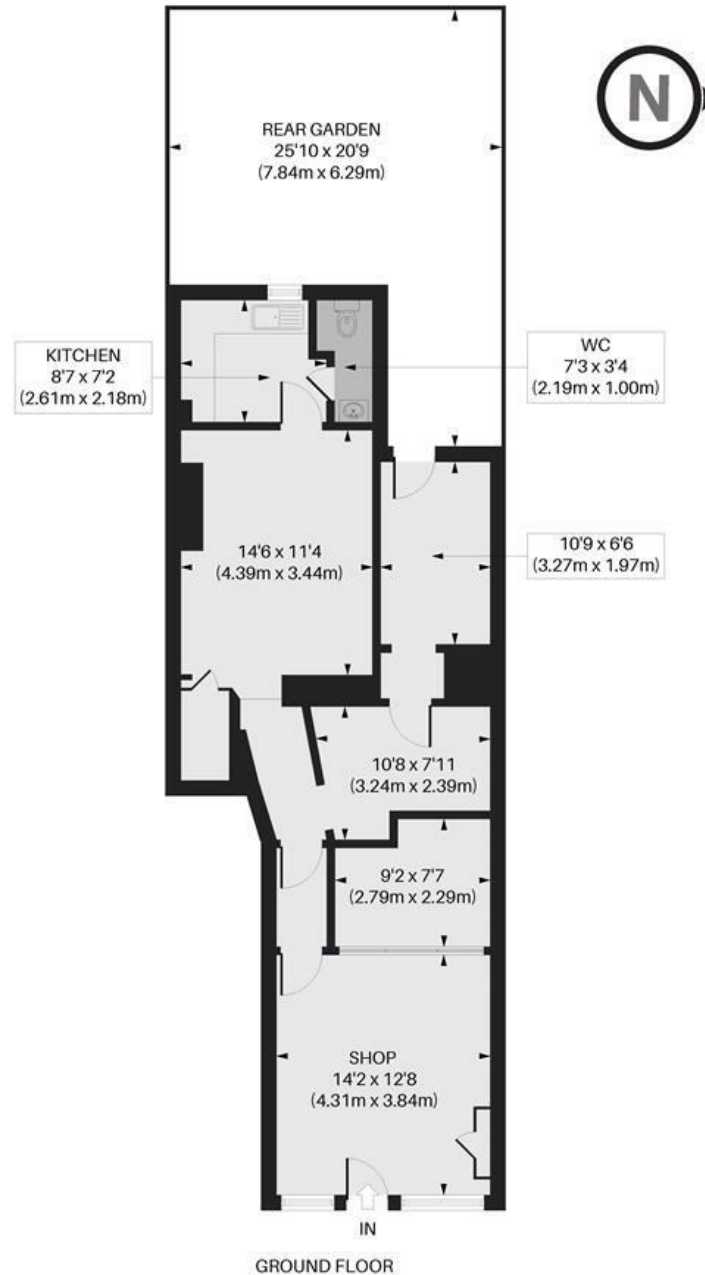




Kilburn Lane, Queens Park, W10
Rent: £27,500 Per Annum

Kilburn Lane, W10
Approx. Gross Internal Floor Area 760 sq. ft / 70.56 sq. m



Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

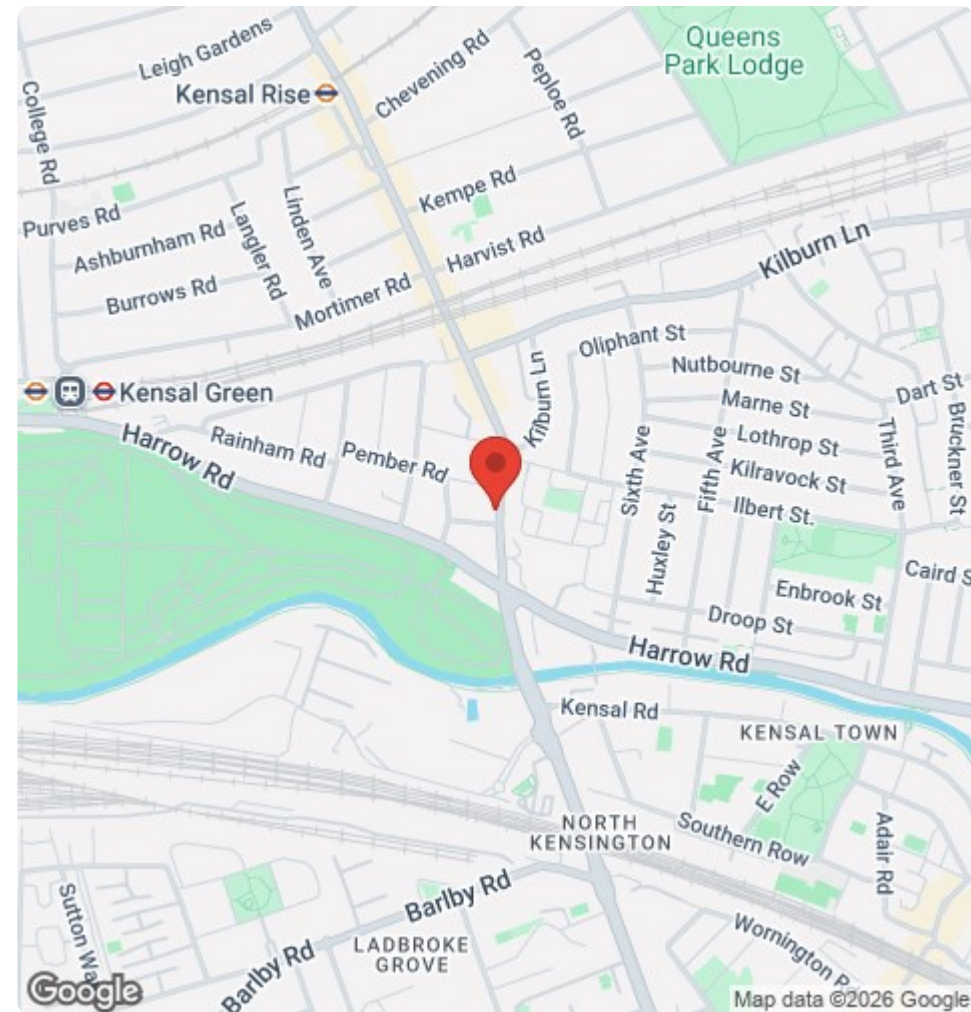
A well-located ground floor commercial premises situated on Kilburn Lane, W10, benefiting from a rear garden. The property offers flexible accommodation suitable for retail or office use, subject to the necessary planning consents. The premises are available by way of a new FRI lease with nil premium.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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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