WENLOCK & TAYLOR

BANISTER ROAD,

KENSAL RISE, LONDON, W10 4AR

£12,500 PER ANNUM

OFFICE SUITE - TO LET. This self-contained office suite located on the Ground Floor and within the popular 'Noko' Building comprises 437 sq.ft (41 sq.m) approx of space sub-divided into 3 office rooms with wc. The property is situated opposite the Moberly Centre, moments from the deli's/bars on Chamberlayne Road and Kensal Rise (Mildmay Line) station. Queens Park (Lioness & Bakerloo Line) station is approximately 10-15 minutes walk. A new FRI Lease is offered for a term of 10 years with a rent review at the 5th year and at a commencing rental of £12,500 per annum Exclusive of Business rates + annual Service Charge & Buildings Insurance contribution.

- TO LET - GROUND FLOOR OFFICE SUITE
- 437 SQ.FT (41 SQ.M) APPROX
- OPPOSITE MOBERLEY CENTRE
- NEAR KENSAL RISE STATION
- RENT - £12,500 PER ANNUM EXCLUSIVE OF BUSINESS RATES
- 10 YEAR LEASE OFFERED WITH RENT REVIEW AT 5TH YEAR

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

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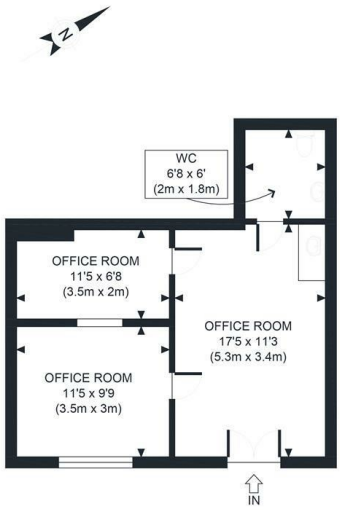
FLOOR PLAN



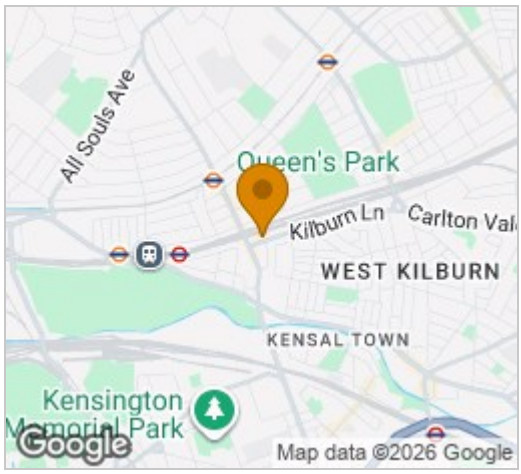
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 437 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 437 SQ FT / 41 SQM

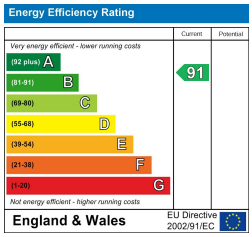
Ref: Copyright **photoplan**

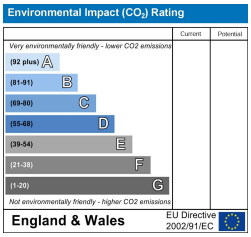
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

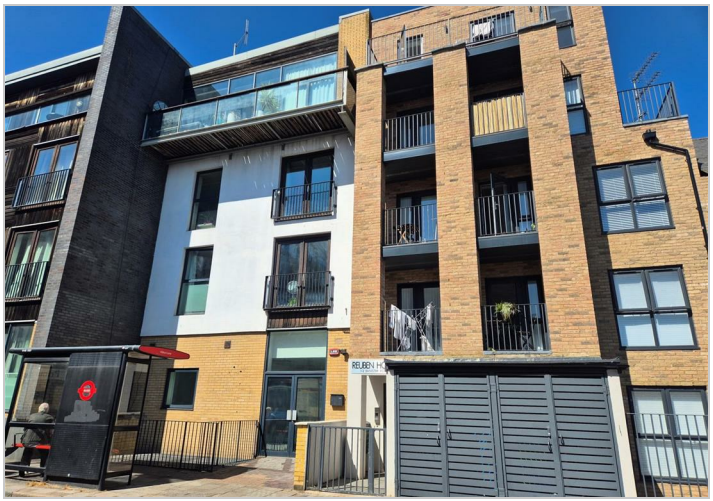
AREA MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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