

BRAND NEW OFFICE SPACE

From 1,851 to 10,279 ft²
To Let



- The entrance will be landscaped providing an impressive approach
- The office space will be fully fitted to a high specification
- Available as individual units or combined
- Competitive quoting terms
- Secure gated development
- Available late 2018

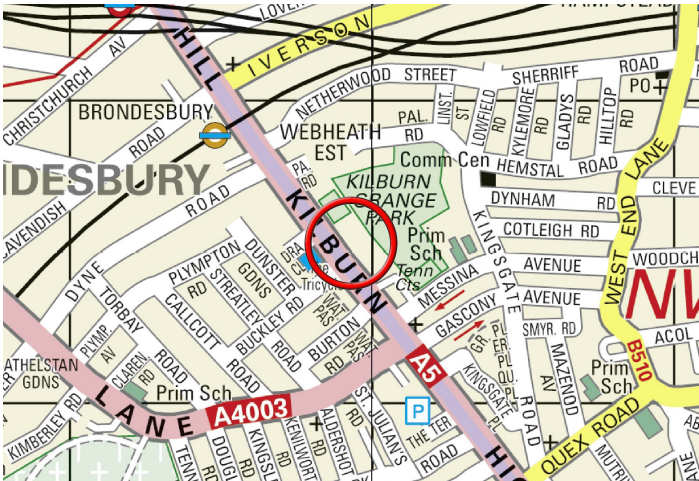
254 Kilburn High Road
Kilburn NW6 2BS

 **DUTCH & DUTCH**
PROPERTY ADVISERS & PROPERTY MANAGEMENT

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Superb new open plan ground floor offices. This ground floor space forms part of a luxury mixed use development due for completion late 2018. Three units are available either individually or combined.



ACCOMMODATION

Commercial Unit 1 478m² / 5145sqft
Commercial Unit 2 305m² / 3283sqft
Commercial Unit 3 172m² / 1851sqft
TOTAL 955m² / 10,278sqft

BUSINESS RATES

Once the development is completed the space will be assessed for Business Rates. Similar office premises nearby in the borough of Camden have been set with a rateable value of £250/m² (2017 valuation)

TERMS

Our client is offering new full repairing and insuring leases on the office space for terms by arrangement.

£30 per sq ft exclusive of rates, VAT and all other outgoings.

FURTHER INFORMATION

Further information relating to specification will be made available upon request.

VIEWING

All viewings are to be arranged through our office, please contact:

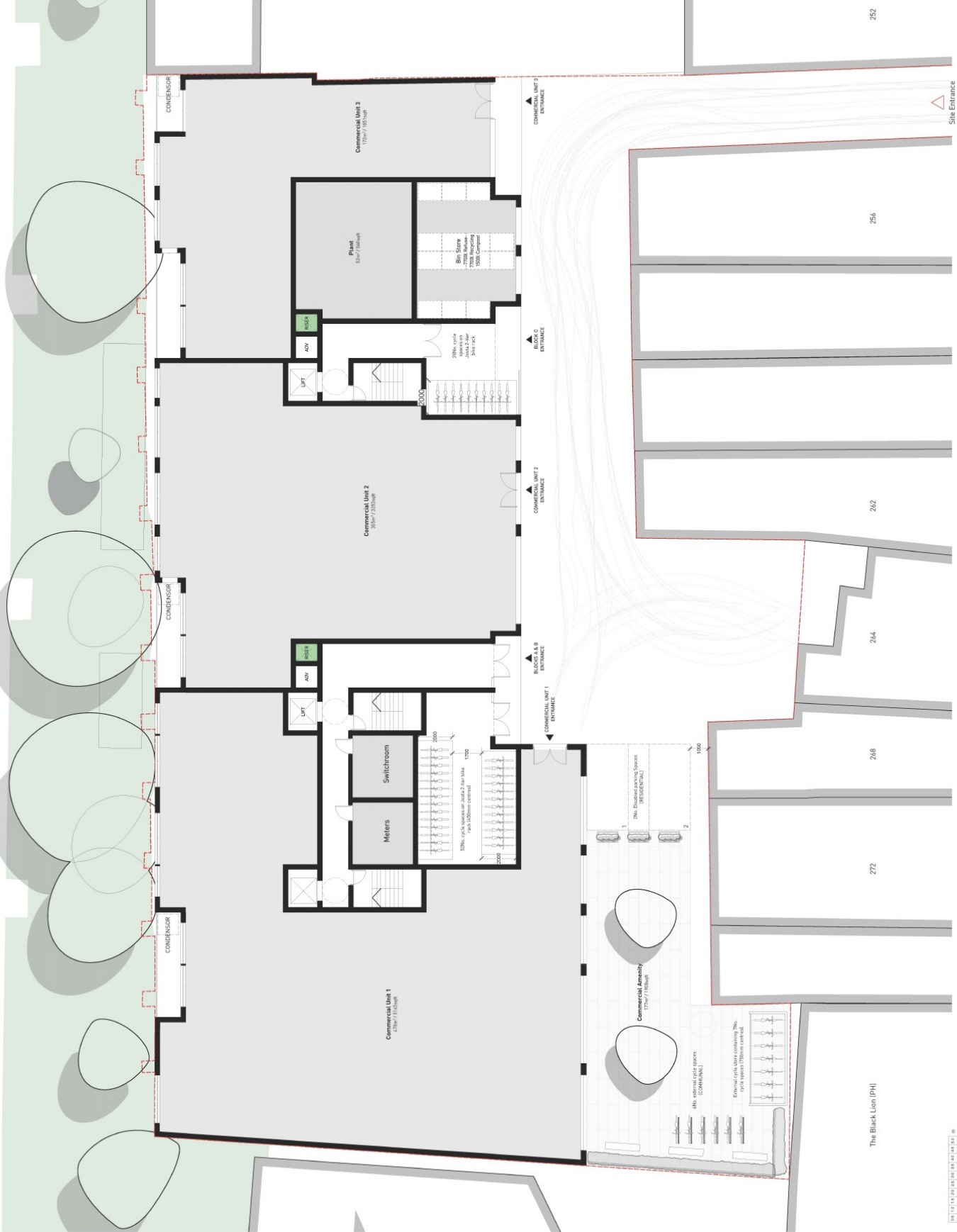
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REV	DATE	NOTES
A	30.07.15	Site boundary / Cycle stores

PROJECT	254 Kilburn High Road
TITLE	Ground Floor Plan
STATUS	Planning - New Application
DRAWN	AB
CHECKED	
DATE	30.07.15
SCALE	1:100
AREA	12066 GA.00
NO	A