

PRIME A1/A2/A3* OPPORTUNITIES

LONDON NW6

Kilburn High Road

Ground Floor Units from 900 sq ft to 7,700 sq ft
With possibility for up to 8,000 sq ft at first floor





LOCATION




At the heart of the prime retailing location of Kilburn High Road. Located approximately two miles from Marble Arch and only five minutes easy walking distance from two tube stations and Kilburn High Road Overground. Numerous bus routes pass the site.

Occupiers in the immediate vicinity include Caffe Nero, Argos, Primark, M&S, McDonald's, TK Maxx, Poundland, Sports Direct, etc.

DESCRIPTION

Offering the best potential retail space in Kilburn, where individual units between 900 sq ft and 7,700 sq ft of ground floor retailing plus opportunity for up to 8,000 sq ft of first floor accommodation, are available.

AMENITIES

-  100 space basement car park
-  Dedicated loading/unloading facilities
-  Prominent 100'0" first floor frontage/signage

TERMS

New full repairing and insuring leases are available on terms to be agreed.

RENT

On application.

POSSESSION

On completion of legal formalities.

AREAS AND RENTS

No	Ground Floor Net Sales	Rent (pax)
103-107	4,215 sq ft	£178,000
109	1,458 sq ft	£58,000
111 [†]	1,966 sq ft	£89,000
115	991 sq ft	£53,000
119	907 sq ft	£46,000

* subject to planning and vacant possession

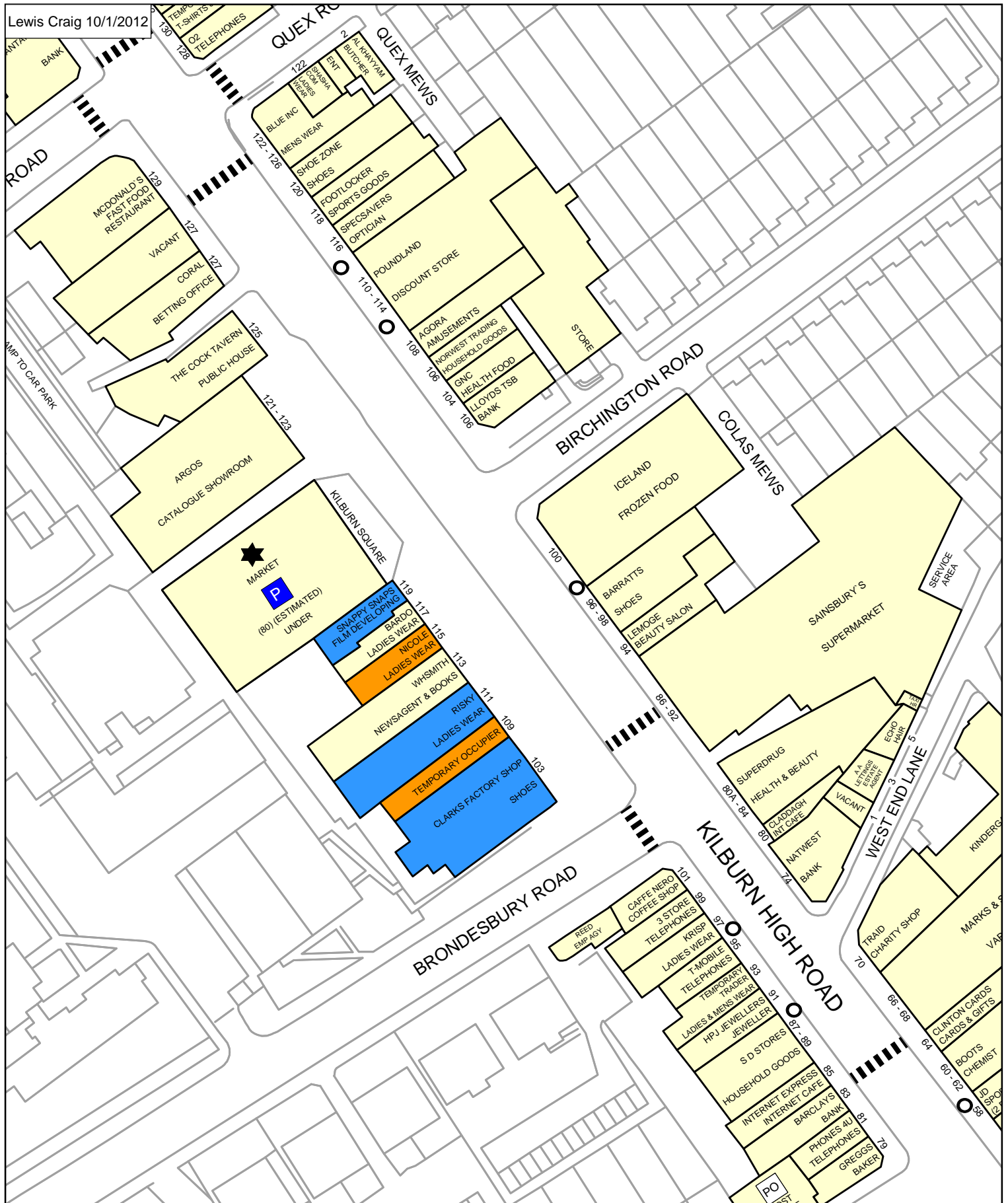
† subject to vacant possession



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Lewis Craig 10/1/2012

50 metres

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