

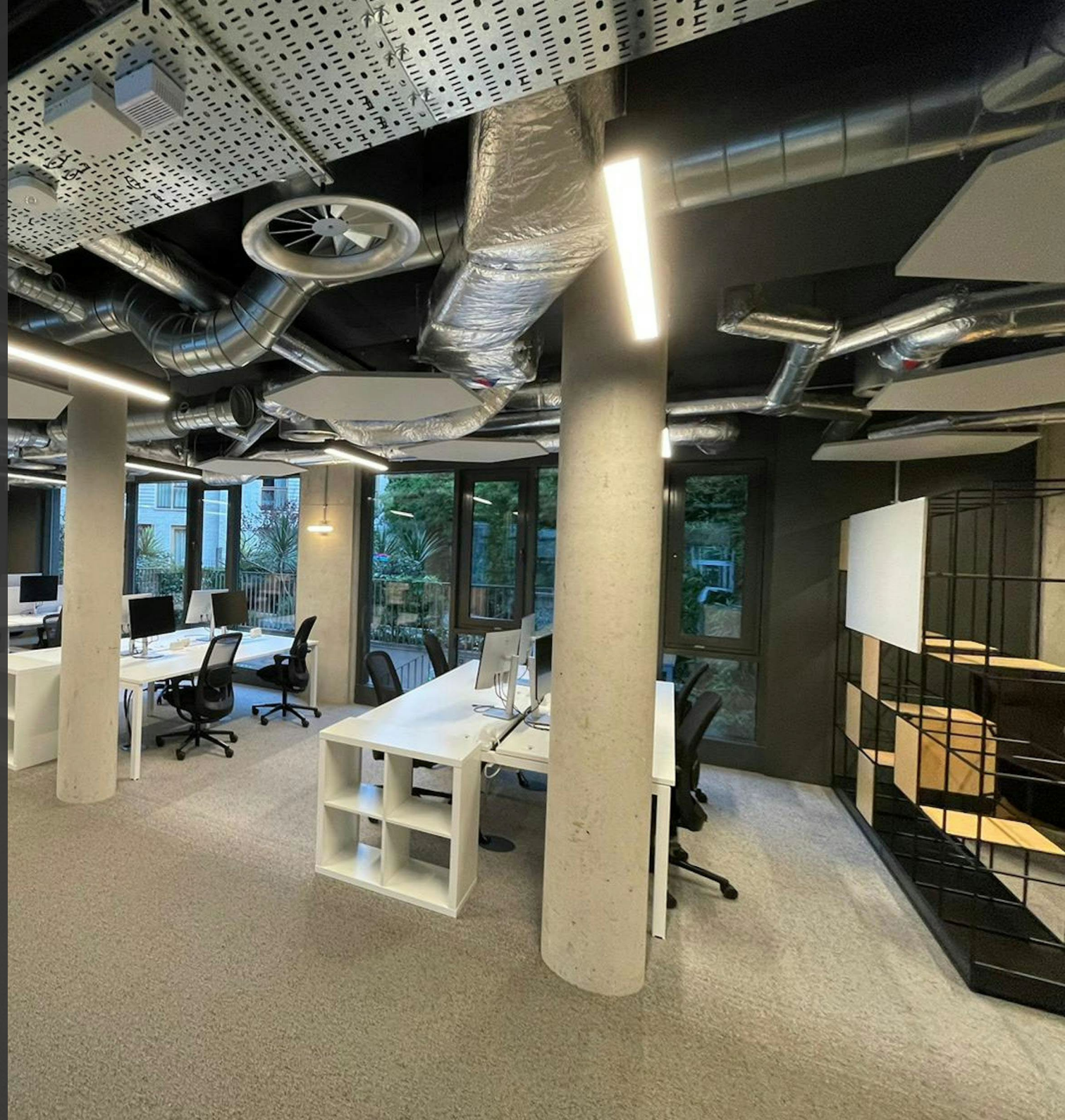


RETAIL/OFFICE FOR SALE & LEASE | 3,800 SQ FT

CHAMBERLAYNE, 750-756 HARROW ROAD, KENSAL RISE, NW10 5DQ

LONG LEASEHOLD E USE CLASS PREMISES FOR SALE & LEASE IDEAL FOR OFFICE, SHOWROOM, RETAIL, MEDICAL AND LEISURE USES

- Available with full vacant possession from July 2025
- Bespoke commercial space over ground and lower ground floors
- Kensal Rise is a rapidly growing regeneration area with a diverse mix of office occupiers and retailers
- Designed by award winning developer Vabel
- Located in a prominent position on the Harrow Road
- Air-conditioning
- Architecturally designed facilities, with a modern kitchen and ample W/C's and shower facilities
- Excellent ceiling heights throughout

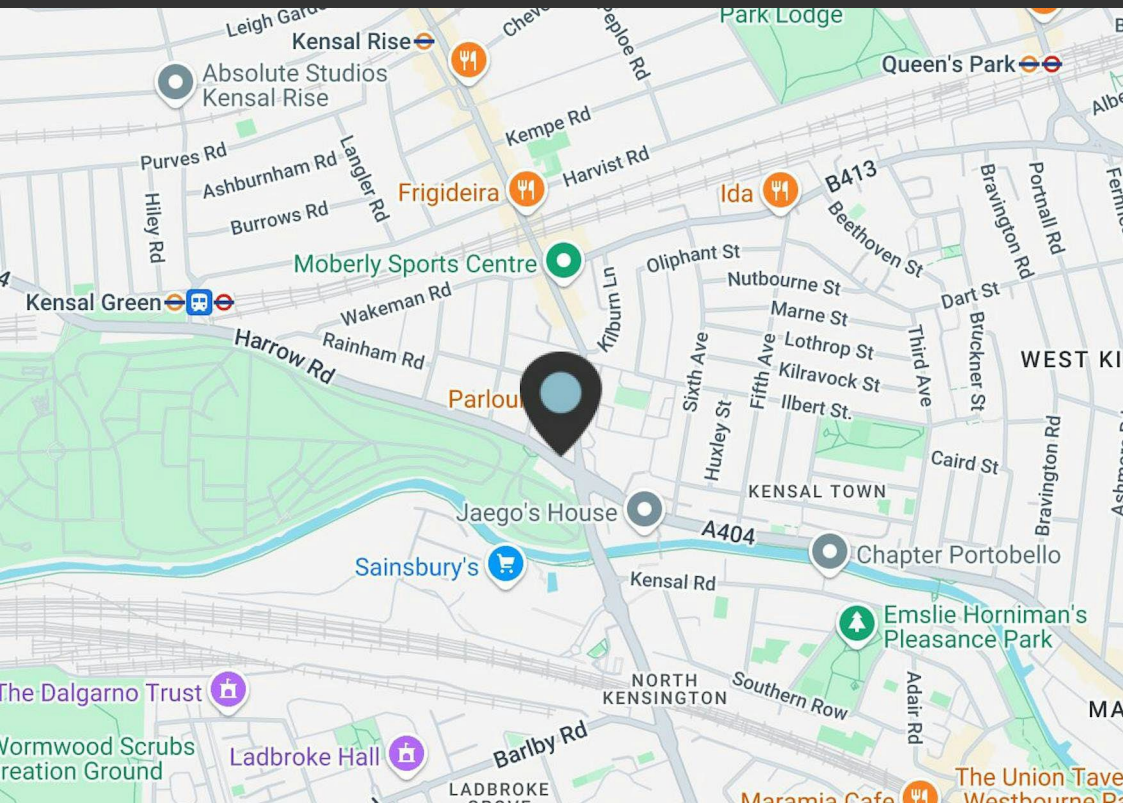


DESCRIPTION

Chamberlayne is an eclectic mixed-use development in the heart of Kensal Rise, offering spacious homes that surround a communal, landscaped garden and sit atop a creative and dynamic office space. Designed by award-winning developer Vabel, the scheme combines sophisticated minimalism with authentic craftsmanship, all situated in one of London's most desirable neighborhoods.

The commercial area is arranged over ground and lower ground floors with direct street access from the Harrow Road. The ground floor is mainly open plan with a Crittall style meeting room, great natural light and views over a landscaped courtyard. The lower ground floor is accessed via a stunning blackened steel feature staircase leading onto an open workspace with full height windows to a dedicated sunken lightwell area. The lower ground floor also benefits from two partitioned storage/office areas, with staff facilities including a large kitchen with break out area and ample W/C's and a shower.

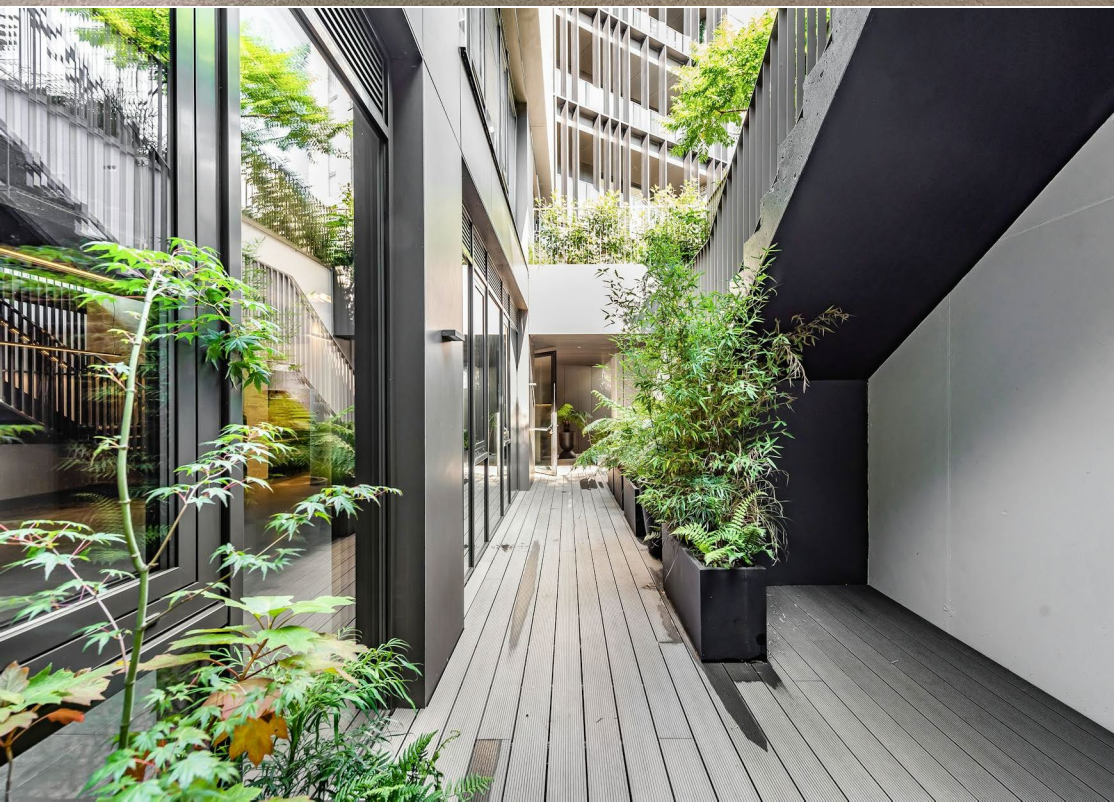
The property would suit a wide range of owner occupiers and investors and benefits from an E use class.



LOCATION

Kensal Rise is establishing itself as a highly desirable area of London on the bank of the Grand Union Canal. The location is populated by a diverse mix of office occupiers and retailers offering trendy eateries, pubs, bars and grab and go retail.

Chamberlayne, at 750 Harrow Road, emerges from these esteemed surroundings offering a superb 3,800 ft² creative workspace with an active street frontage, centered around a tranquil courtyard.



AVAILABILITY

| Name | sq ft | sq m |
|--------------|-------|--------|
| Ground | 1,280 | 118.92 |
| Lower Ground | 2,520 | 234.12 |

PRICE

Long leasehold: Offers in excess of £1,400,000

To let: £25 psf (£95,500 + VAT)

EPC

C

VAT

Plus VAT where applicable.

VIEWINGS

Strictly via arrangement with Dutch & Dutch or Levy Real Estate.

CONTACT



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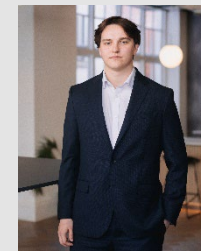


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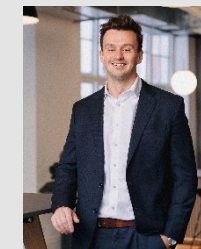
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