

**Very Attractive Ground Floor Office/Studio with Wooden Floors,
Rear Patio Area and Zero Business Rates (at time of writing)**

To Let

808 sq.ft/75.07 sq.m



**244 Kilburn Lane
London W10**

Location

The building is situated on the southern side of Kilburn Lane, close to the well-known Fierce Grace Yoga Centre and just east of its junction with Beethoven Street. Both Kensal Rise and Queens Park, including Queens Park Station (Bakerloo Line), are within comfortable walking distance.

Description

The premises comprise the whole of the ground floor with an entrance lobby shared with the upstairs apartment. There is a mixture of open plan and individual offices in this characterful property with wooden floors throughout which can be sanded once the premises have been vacated. There is a very attractive external patio area at the rear of the property with garden furniture in place.

Accommodation

Ground Floor Suite	808 sq. ft approx.
Total	808 sq. ft approx.

Amenities include:

- Wood floor

- Good ceiling height (approx. 9'3)
- Good natural light
- Very Fast Broadband Connection
- Rear patio
- Use Class E

Tenure

Leasehold

Lease Terms

A new lease for a term by arrangement with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 pt. 2

Rent

£25,000 per annum exclusive

Rateable Value

£12,000 (Westminster City Council)

Rates Payable

£tba (April 2022 -April 2023) – we understand that this property is currently exempt from business rates on account of its low rateable value but we strongly recommend you verify this with the Westminster City Council Business Rates Dept

Service charge

TBA

Possession

Immediate upon completion of legal formalities

Legal Costs

Each party is to be responsible for their own legal costs

Viewing

Strictly by appointment through **Roger Painter & Co on 020 7368 3336**



These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.