



**Arches 11 & 12A
Loveridge Road
Kilburn
London
NW6 2EB**



2 Arches close to Kilburn Station - B1C/B2/B8 Uses

TO LET

1,305 - 1,308 sq ft



Transport for London



Grant Mills Wood
part of may consulting

www.grantmillswood.com

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Location

The arches are located with 1 minute's walk of Kilburn underground station (Jubilee Line) just off the A5 Kilburn High Road. The arches are situated within two terraces sitting opposite one and another creating a cul-de-sac feel. Both arches open on to a communal one way through road with associated parking alongside. The A5 provides access to Central London to the South and to the M1/A406 junction to the North.

Description

Arches 11 and 12A have heights of approximately 4.5m to the apex although there are currently mezz floors reducing the full height in certain. Both units have brick in-fills, electricity and water.

Legal Costs

Each party is to bear their own legal costs.

Floor Areas

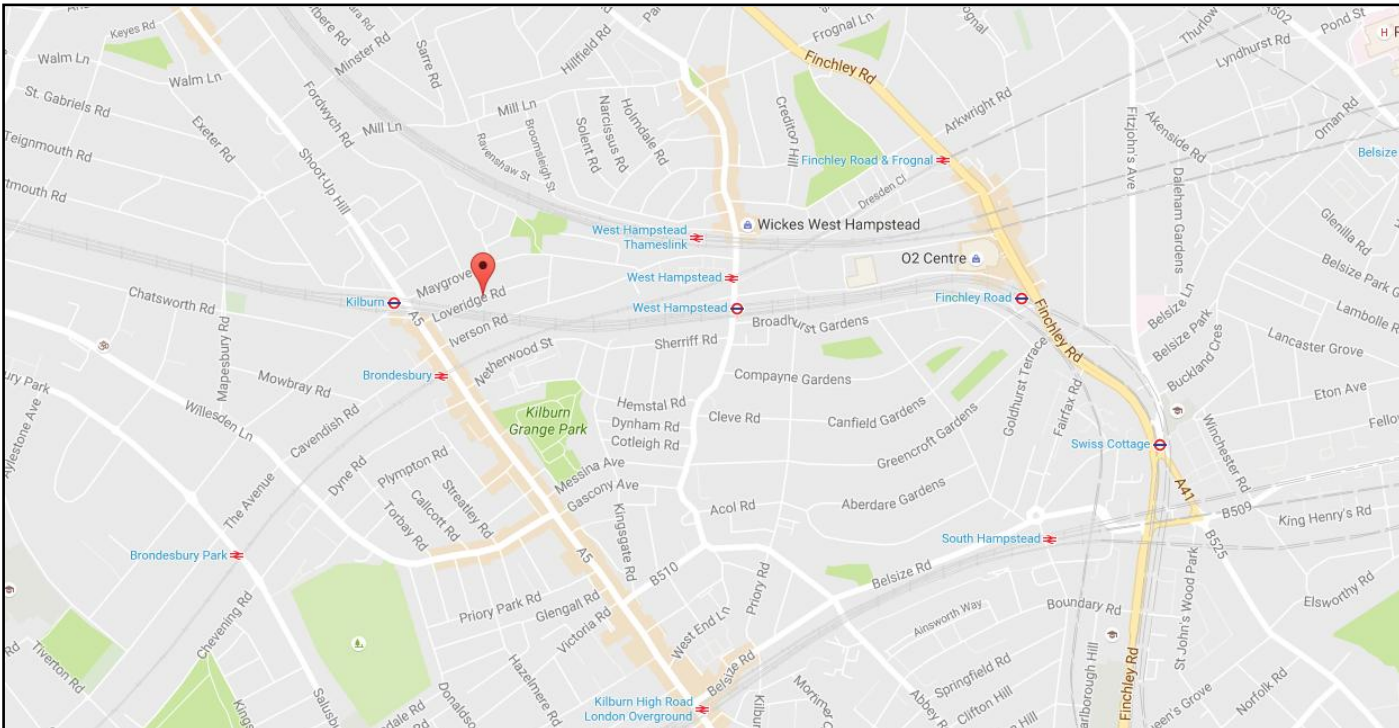
	Sq ft	Sq m
Arch 11		
Ground Floor	740	68.74
Mezzanine	558	51.83
Total	1,308	120.57
Arch 12a		
Ground Floor	702	65.21
Mezzanine	603	56.02
Total	1,305	121.23

Terms

The arches are available for a term to August 2018 on terms to be agreed. The rent is to be in excess of **£14 per sq ft exclusive**. Rents will be plus VAT.

Rates

Interested parties are advised to make their own enquiries via the London Borough of Brent.



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Viewing

Viewings are available strictly by appointment through sole agents:-

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