

North Kensington Gate

LONDON, NW10

Suitable for retail,
F&B and leisure uses

**CLASS E UNIT
TO LET**

**JACKSON
CRISS**



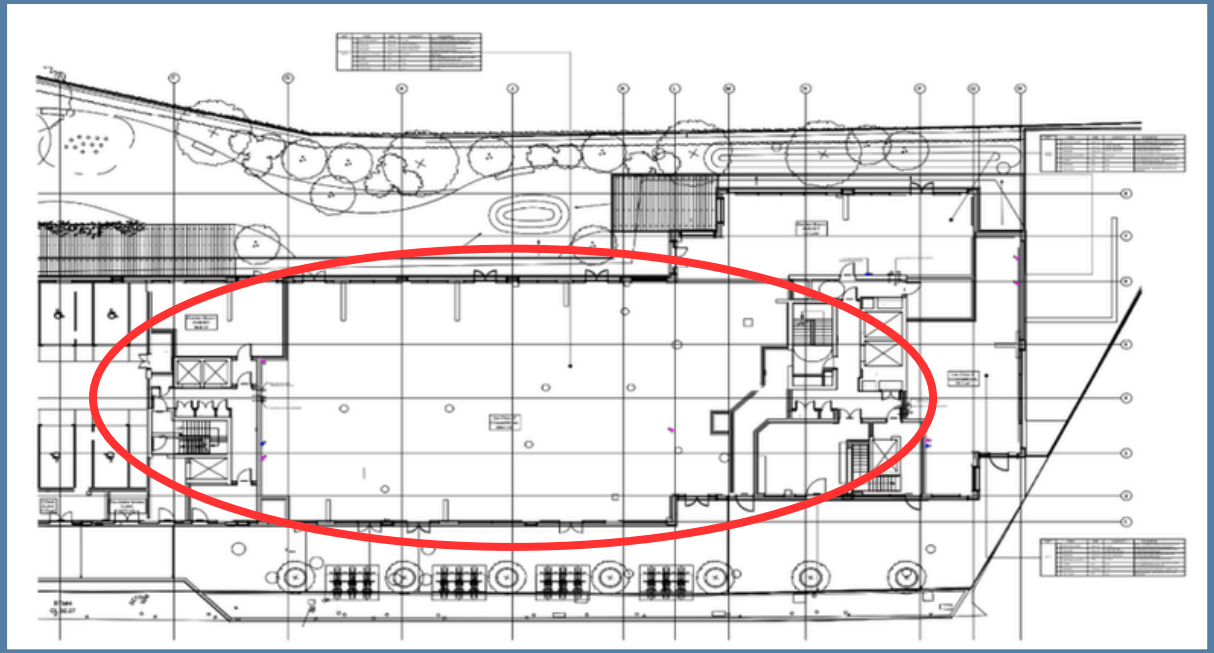
Location

- New build property located on Scrubs Lane with a prominent roadside frontage
- Short walk away from Willesden Junction and Kensal Green
- Situated under best-in-class BTR development tower
- Class E planning consent
- Forms part of a much wider urban regeneration programme

North Kensington Gate

- The North Kensington Gate Development is a landmark residential project located in the heart of West London's regeneration zone, near the Grand Union Canal. The development offers 150 private apartments, with a mix of 1, 2, and 3 bedroom options.
- The apartments are arranged in two integrated blocks – Building 2 rising to level 7 and The Tower rising to level 24.
- The development features a communal landscaped roof garden at level 8 and ground level co-working/garden room space.
- Residents at NKG benefit of unprecedented rail connectivity from Old Oak Common Elizabeth line and HS2 interchange.

SUBJECT UNIT FLOOR PLAN



NORTH KENSINGTON GATE



West London Regeneration Zone

- The West London regeneration zone, led by the Old Oak and Park Royal Development Corporation (OPDC), is transforming a large section of the city into a modern urban hub. One of the key elements is **Old Oak Common Interchange**, which will connect **Crossrail (Elizabeth Line)** and **HS2**, dramatically improving transport links between central London, Heathrow, and northern cities.
- On the residential side, thousands of new homes are being developed, with a mix of luxury and affordable housing options such as **North Kensington Gate**. These developments are part of a wider plan to accommodate the rising demand for housing while creating vibrant communities.
- Commercially, the zone will see extensive development, including the expansion of **Park Royal**, one of Europe's largest industrial estates. The area is set to become a key employment hub, with up to **65,000 new jobs** expected in industries like logistics, tech and business services. This combination of enhanced transport, residential growth, and commercial opportunities positions West London as a major centre for living and working.

West London Regeneration Zone



Re-available due to abortive negotiations

To Let

The premises are available by way of a new FRI lease for a term to be agreed.

Rent

Upon application.

Floor areas

Ground floor: 6,276 sq ft / 583 sq m
Capable of subdivision

Rateable Value

To be valued upon occupation.

Service Charge

TBC

EPC

Available upon request.

SUBJECT TO CONTRACT

Viewing

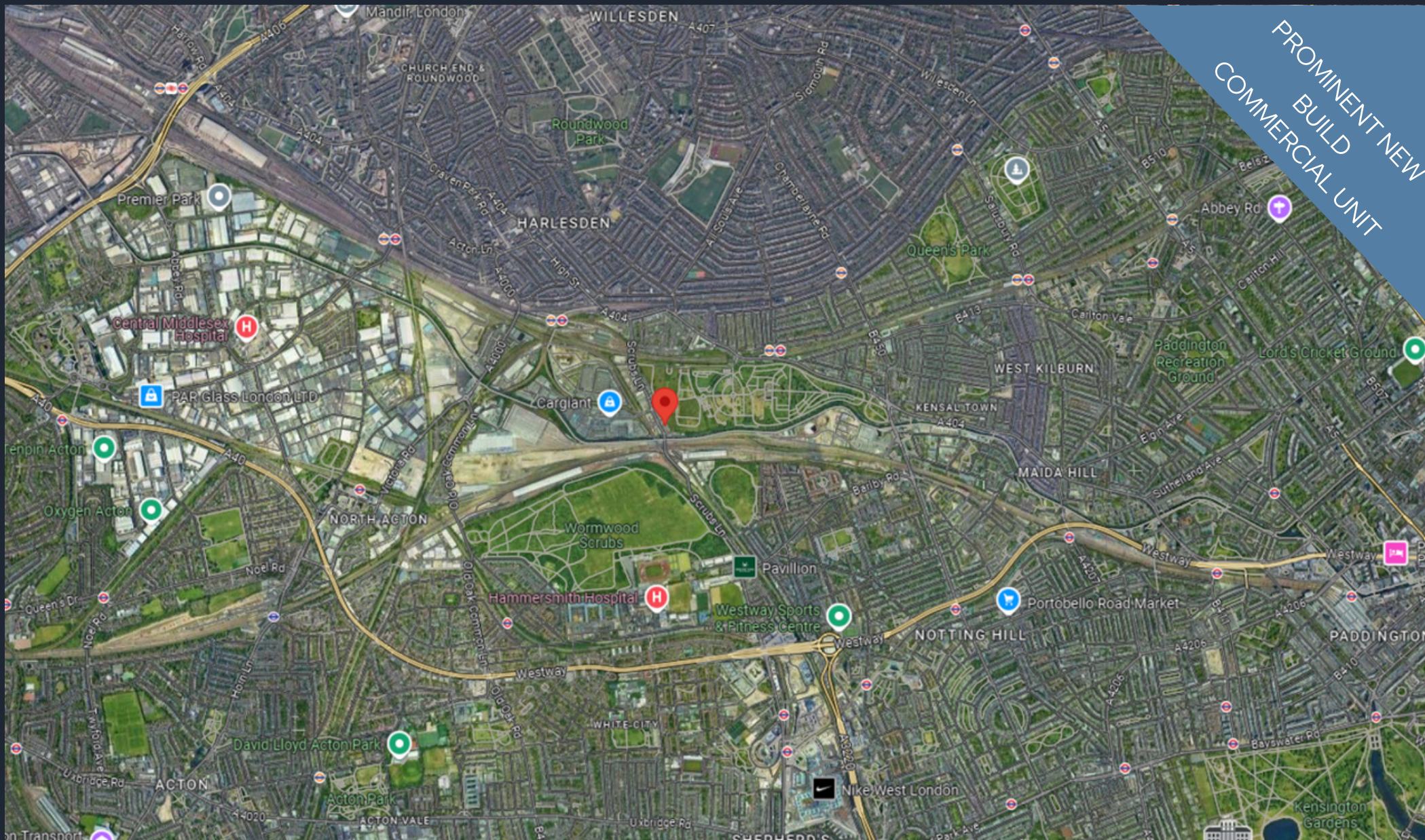
For viewings and further information, please contact:

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