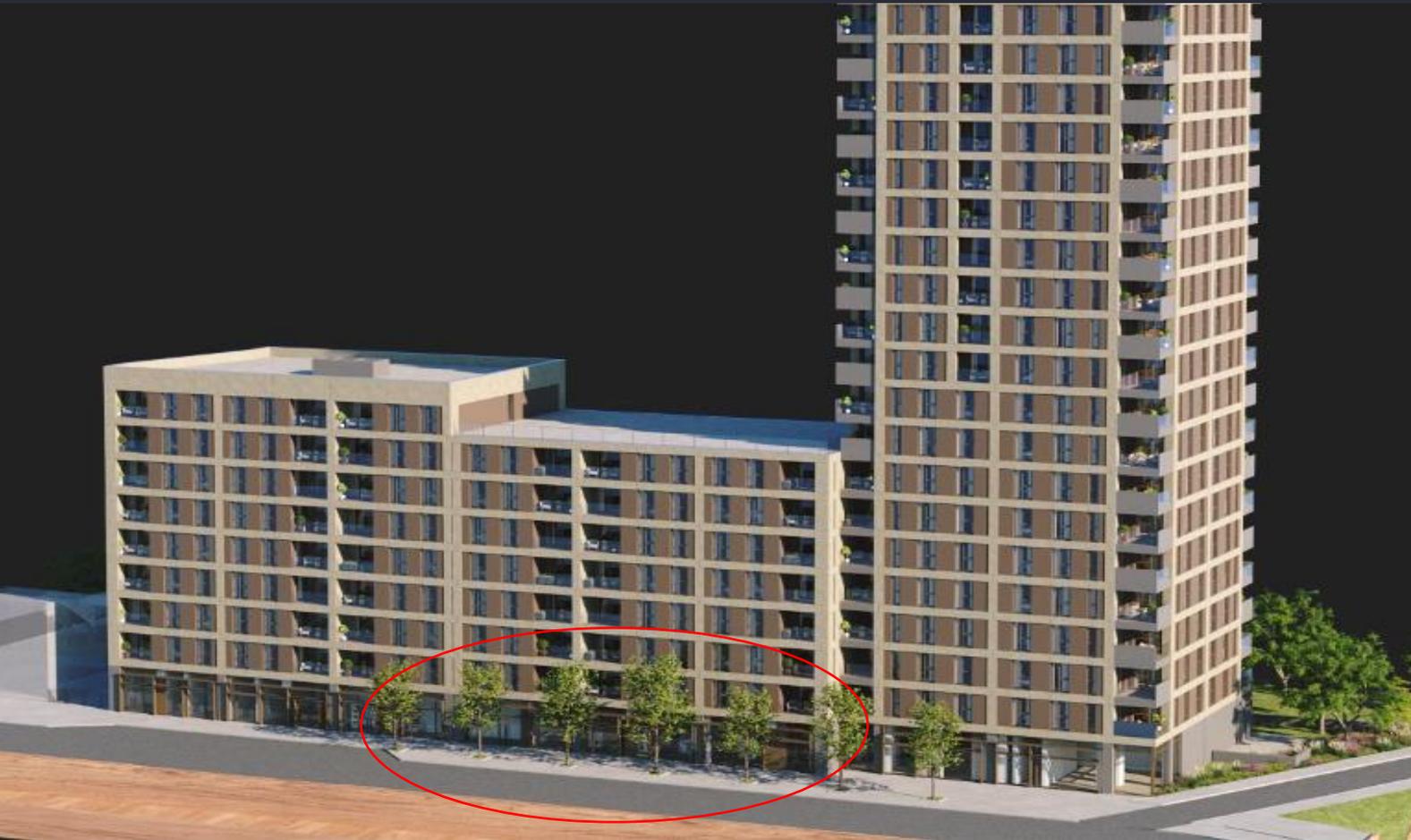


SUITABLE FOR RETAIL, F&B AND LEISURE USES

PROMINENT NEW BUILD COMMERCIAL



TO LET

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

RATEABLE VALUE

To be valued upon occupation

RENT

Upon Application

SERVICE CHARGE

TBC

FLOOR AREAS SQ FT/SQ M

Ground Floor : 6,276 sq ft / 583 sq m

SUBJECT TO CONTRACT

EPC

Available upon request.

NORTH KENSINGTON GATE – LONDON NW10

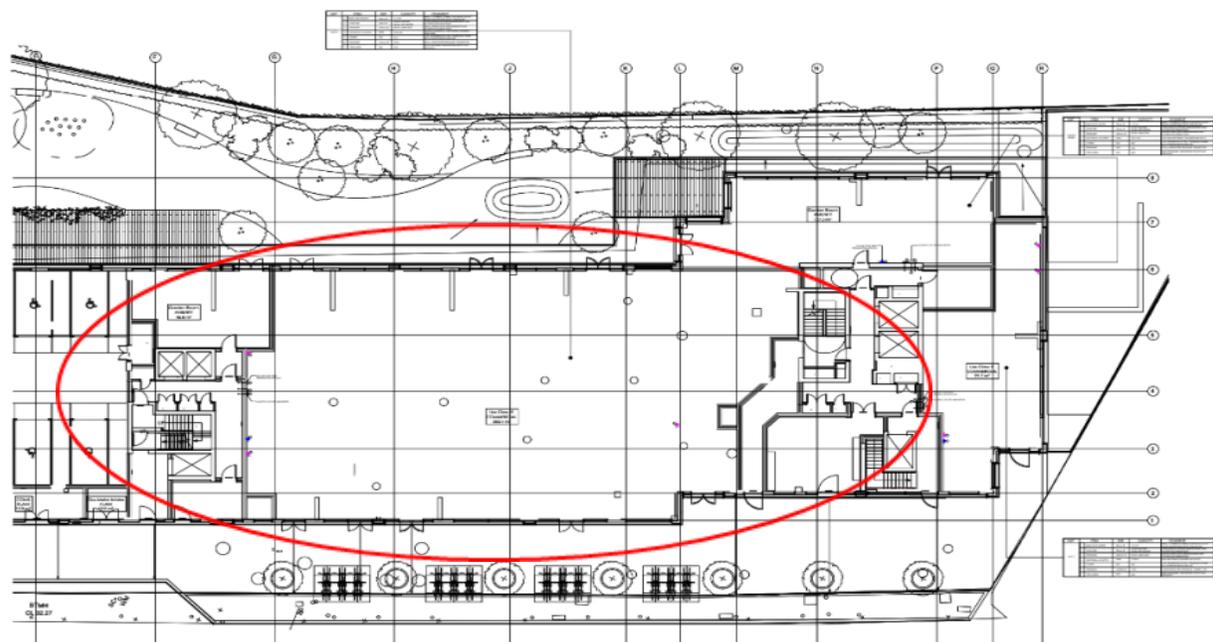
- New build property located on Scrubs Lane with a prominent roadside frontage
- Short walk away from Willesden Junction and Kensal Green
- Situated under best-in-class BTR development tower
- Class E planning consent
- Forms part of a much wider urban regeneration programme



NORTH KENSINGTON GATE

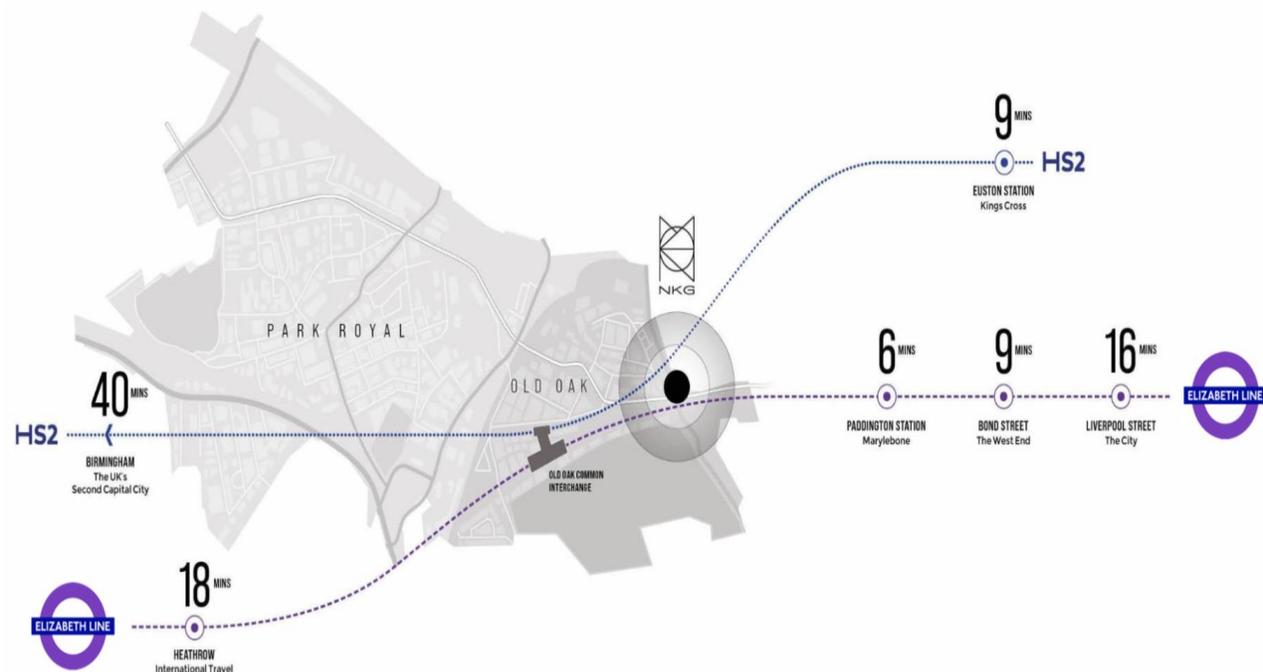
- The North Kensington Gate development is a landmark residential project located in the heart of West London's regeneration zone, near the Grand Union Canal. The development offers 150 private apartments, with a mix of 1, 2, and 3-bedroom options.
- The apartments will be arranged in two integrated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

SUBJECT UNIT



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 center for living and working.



NORTH KENSINGTON GATE PROMINENT NEW BUILD COMMERCIAL UNIT

Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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