

**Economical Well Located Offices in Kilburn**  
**Approx. 1482 Sq Ft – 137 M<sup>2</sup>**  
**On Three Upper Floors**  
**Kilburn High Road London NW6 4JD**



**Tel:** 0207 286 8363    **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)

**Location:**

Situated in a prime location on the High Road, close to many multiple traders including McDonalds, Boots, TK Maxx, Aldi and Sports Direct. Kilburn High Road (Lioness), Brondesbury (Mildmay) and Kilburn (Jubilee) Stations are all within easy walking distance.

**Accommodation**

The offices are located on the upper floors of a five storey building and have direct access from the street, and are currently occupied by a firm of solicitors.

1<sup>st</sup> Floor: Reception, wc's and 3 rooms  
2<sup>nd</sup> Floor: 4 rooms plus w.c  
3<sup>rd</sup> Floor: 3 rooms plus roof terrace

The layout could be altered to provide more open space if required.

**Lease**

New lease for a term by arrangement on full repairing and insuring terms.

**Rent**

**£37,000 p.a.x.**

**Rates**

Rateable Value 2026-2027 **£30,250 Camden**. Payable at 43.2p in the £

**Viewing:**

Strictly By Appointment Only Through 3H Tel: 0207 286 8363

**N.B.**

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any

**Tel: 0207 286 8363    Email: [gh@threeh.co.uk](mailto:gh@threeh.co.uk)**

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)



employee thereof has any authority to make or give any representation or warranty in relation to the property.

**Tel:** 0207 286 8363    **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE

Registered Number 6580681 (England & Wales)

