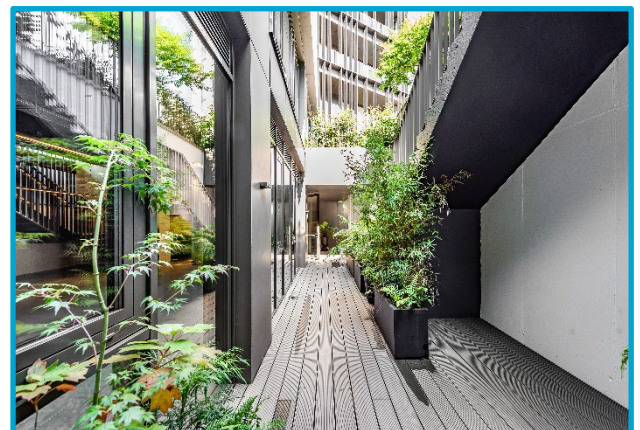
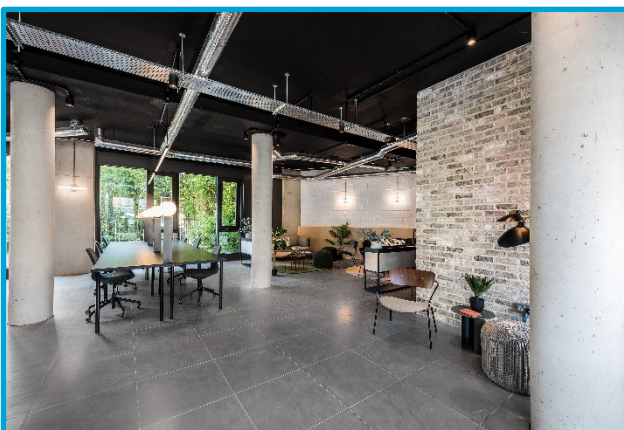
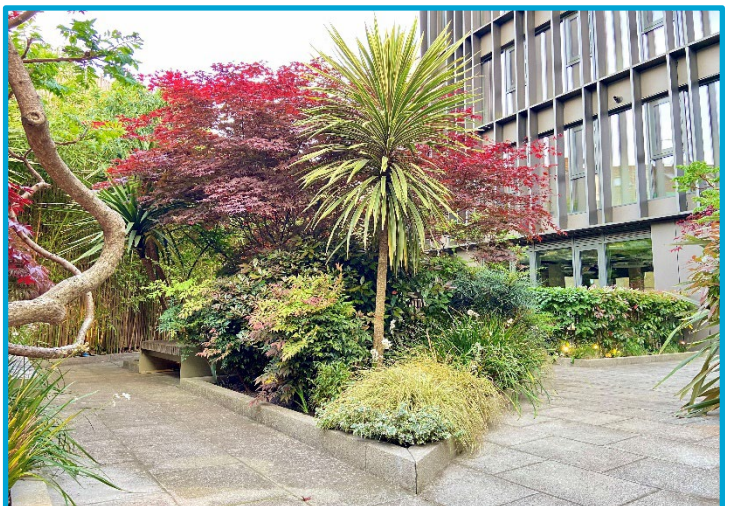
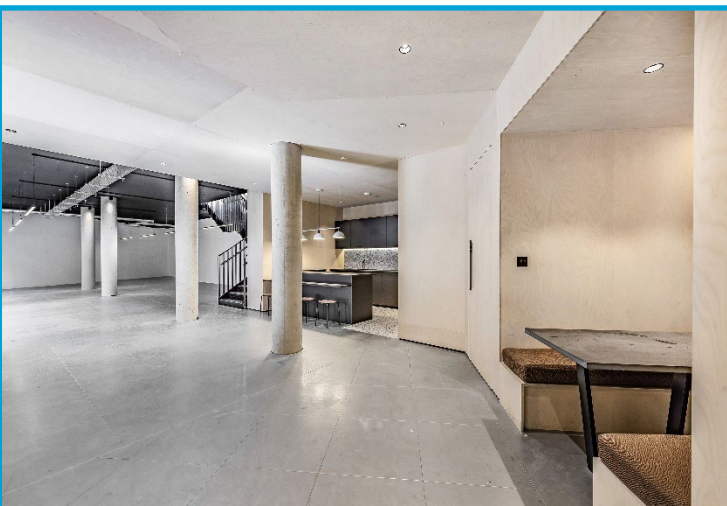
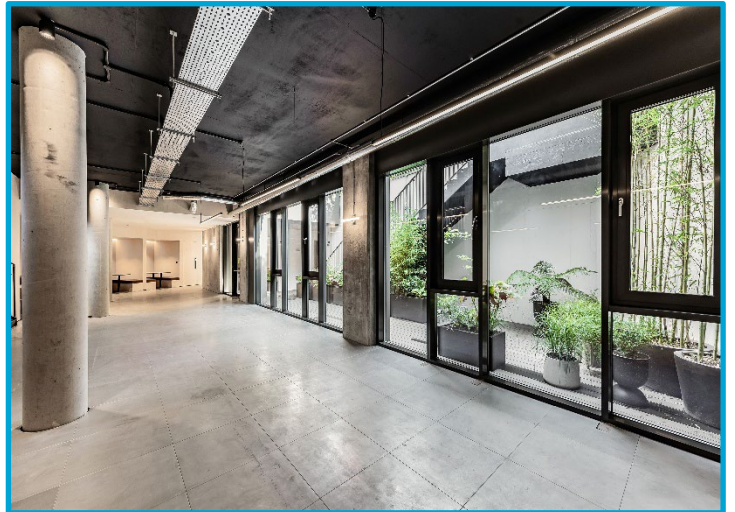
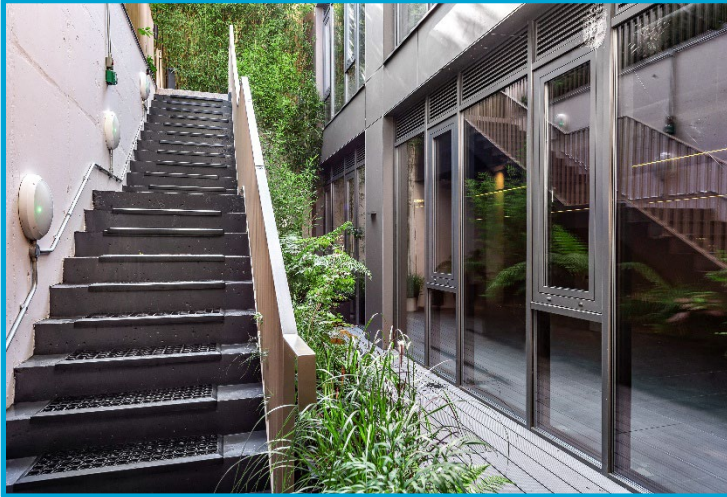
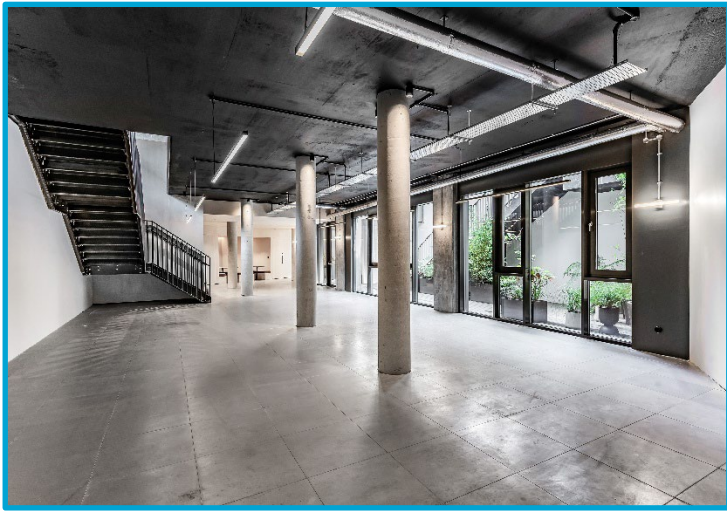


**MODERN, SELF-CONTAINED COMMERCIAL SPACE
WITH OUTDOOR SPACE AND LANDSCAPED GARDEN
DESIGNED BY AWARD WINNING DEVELOPER, VABEL
SUITABLE FOR A VARIETY OF USES – 3,800 SQ FT
EXCELLENT WINDOW FRONTAGE**

**CLICK HERE
TO VIEW
VIDEO TOUR**



THE VABEL CHAMBERLAYNE, 750 – 756 HARROW ROAD, NW10 5DQ





Location

Kensal Rise is rapidly emerging as one of North West London's most sought-after destinations perfectly positioned along the scenic Grand Union Canal. The area boasts a vibrant and diverse community of businesses, with a strong mix of office occupiers, independent retailers, and popular hospitality venues, including stylish cafés, restaurants, pubs, and convenient grab-and-go options. Kensal Green Station is a 10 minute walk to the property with access to the Bakerloo Line (a few stops to London Paddington Station) and the London Overground Lioness line (Watford DC line).

Kensal Green Station provides direct, frequent services towards central London (only 10 minutes to London Paddington on The Bakerloo Line) Watford Junction, and Harrow & Wealdstone. Vabel Chamberlayne is a distinctive mixed-use development located in the heart of Kensal Rise, one of North West London's most desirable and fast-growing neighbourhoods. This thoughtfully designed scheme features spacious residential apartments set around a beautifully landscaped communal garden and positioned above a vibrant and creative commercial unit.

Description

Set within this thriving neighbourhood, Vabel Chamberlayne at 750 Harrow Road offers an exceptional 3,800 sq ft, self-contained commercial unit. Developed by the award-winning Vabel, Chamberlayne blends contemporary minimalist design with high-quality craftsmanship appealing to modern occupiers seeking style and functionality in a prime London location. The commercial accommodation extends across ground and lower ground floors with prominent street/window frontage and direct access from Harrow Road, ideal for businesses seeking visibility and footfall. The unit benefits from excellent natural light and attractive views overlooking the landscaped courtyard.

A standout feature staircase in blackened steel leads to the lower ground floor. This level also includes two partitioned rooms suitable for private offices or storage. Additional amenities include a large staff kitchen with breakout area, multiple WCs, and showers ensuring convenience for day-to-day operations. With its flexible E use class, this property is perfectly suited to a wide range of uses such as an Office, Retail, Gym, Pilates/Yoga studio, Dentist, Medical and more.

Features Include

- ✓ Direct street access and excellent window frontage
- ✓ Suitable for a wide variety of uses
- ✓ Self-contained with own front door
- ✓ Outdoor, landscaped courtyard area for occupiers
- ✓ 3.1m floor to ceiling height on both floors
- ✓ Excellent natural light throughout
- ✓ Modern showers and WC facilities
- ✓ Air-conditioning and LED lighting
- ✓ Kitchen with seating and breakout areas
- ✓ Located on a prominent position on Harrow Road

Accommodation

Floor	Sq Ft	Sq M
Ground	1,280	118.9
Lower Ground	2,520	234.1
Total Net Internal Floor Area	3,800	353.03



Terms

999 year long leasehold is available for sale at a price of £1,300,000. Alternatively, the unit is available for lease on flexible terms at a rent of £22.50 per sq ft.

Rates Payable

£10.55 per sq ft. Prospective Tenants are advised to verify the rates payable with the Local Authority.

Service Charge & EPC

£2.19 per sq ft. The unit has an EPC rating of 'C' and valid until 7th February 2031.

VAT

Plus VAT where applicable.

Further Information & Viewings (via Sole Agents)

Connor Cummings
Cummings Commercial

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