

**Alexander  
Reece  
Thomson**

**B1a Office, D1 & D2 Leisure Opportunity  
FOR SALE OR TO LET\*  
Approx. 3,008 sq ft (279.45 sq m)**



**Canterbury House  
Canterbury Road  
Kilburn  
NW6 5SQ**

**\*Subject to Vacant Possession**



## LOCATION

The property is located a short walk away from the amenities of Kilburn high Road and is serviced by excellent transport links including Overground and Bakerloo line services from Kilburn Park, Kilburn High Road and Queens Park Stations and by numerous local bus routes. The Bakerloo line from Kilburn Park provides access to the West End in approx. 13 minutes (source: TFL).

## DESCRIPTION

The available suite is accessed via a private entrance. The suite has excellent natural light due to full height glazing at the front of the premises. The premises benefit from exposed services and a modern fit out and would suit continued use as a gym or as modern open plan offices.

We understand that the Premises benefit from planning permission for both B1(a) (office), D1 (non-residential institutions) and D2 (leisure) uses.

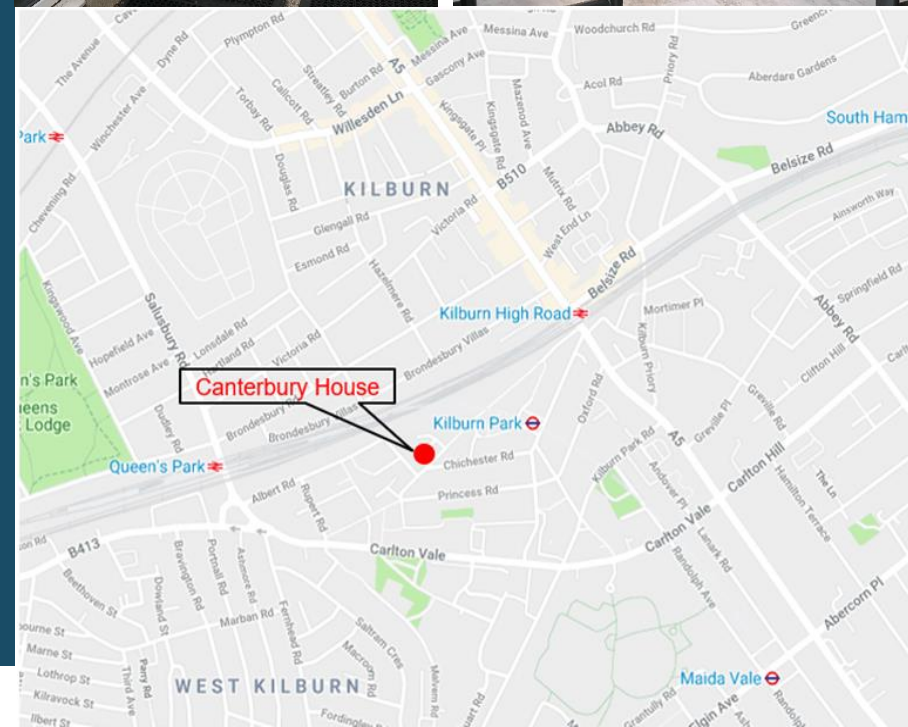
## OPPORTUNITY SUMMARY

The premises are available either:

- **To Let** under the terms of a new lease for a term by arrangement.  
**Guide rent: £72,500 p.a. exclusive**
- **For Sale** under the terms of a new 999 year lease at a peppercorn ground rent  
**Guide price of £950,000 (£315.82 per sq ft).**

Alternatively the freehold interest, benefitting from ground rent income of £8,750 p.a. from the development's luxury 23 residential, is available at a guide price of £1,165,000.

- VAT Is applicable.



**Lower Ground Floor Layout**

Approx. 3,008 sq. ft. (279.45 sq. m.) NIA

**Energy Performance Asset Rating**

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**86**

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

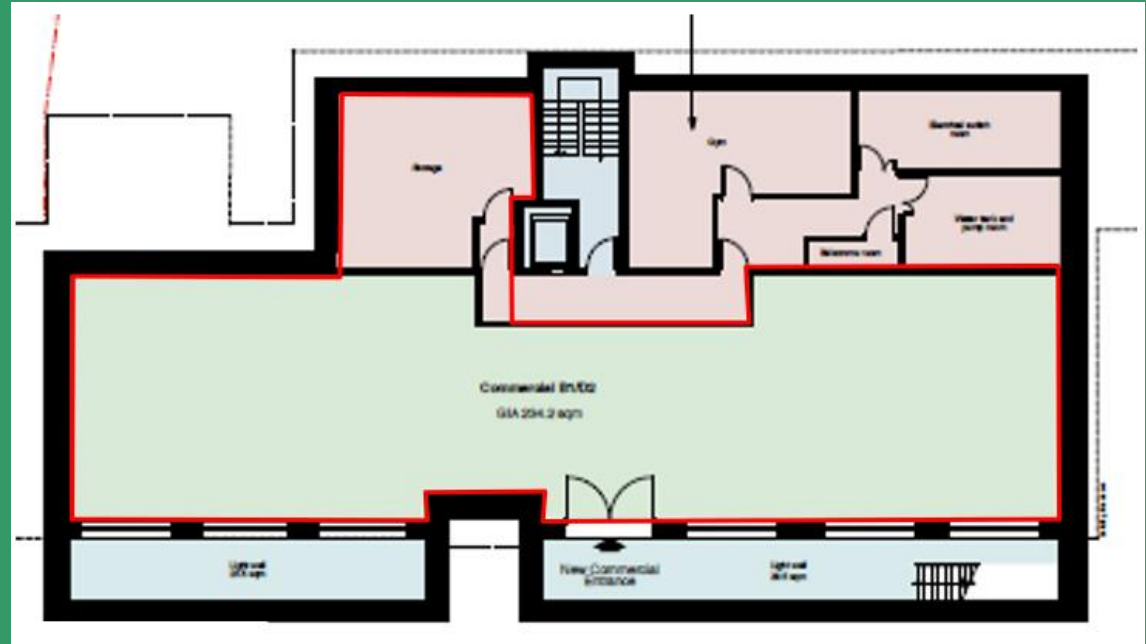
Less energy efficient

**Technical information**

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 975  
 Building complexity (NOS level): 4  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 54.4

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
**28** If newly built  
**74** If typical of the existing stock



For further information or to arrange a viewing please contact sole agents;

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Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.