



THE VABEL CHAMBERLAYNE

For Sale or To Let

Use Class E - Suitable for Commercial, Business and Service

3800sq ft.

750 HARROW ROAD, KENSAL RISE, LONDON, NW10





THE VABEL / CHAMBERLAYNE

THE DETAILS

The Opportunity

We are offering the property for sale or lease with the full benefit of our clients best in class CAT A & CAT B works.

The accommodation comprises a premises on the ground and lower ground floors of a mixed use development with Class E use, suitable for commercial, business and service uses.

Accommodation)

Total Net Internal Area (NIA)	355m ²	3820 ft ²
Ground Floor	120 Sqm	1290 ft ²
Lower Ground Floor	235 m ²	2530 ft ²

Terms

Rent / Price Upon Application

Tenure

Sale - Held on a 999 year unexpired Long Leasehold Interest.

Lease - For a term to be agreed.





THE LOCATION

**Kensal Rise is
North West
London's hot spot.**

A vibrant commercial location, Kensal Rise is establishing itself as highly desirable area of London on the banks of the Grand Union Canal. The location is populated by a diverse mix of office occupiers and retailers offering trendy eateries, pubs, bars and grab and go retail.

Chamberlayne emerges from these esteemed surroundings offering a superb 3800sqft creative workspace with street frontage and centred around a tranquil courtyard.





THE VABEL // CHAMBERLAYNE
750-756 HARROW ROAD, LONDON NW10



COFFEE MORNINGS

- 01 Gail's Kensal Rise
- 02 Gail's Queen's Park
- 03 Taste of Chamberlayne
- 04 Espresso / London
- 05 Bel & Nev
- 06 Granger & Co
- 07 202
- 08 Vicki's
- 09 L'Angolo Deli
- 10 The Salusbury
- 11 William IV

LUNCH BREAK

- 12 Paradise
- 13 The Mason's Arms
- 14 The Whippet Inn
- 15 The Alice House
- 16 The Island
- 17 The Chamberlayne Pub
- 18 Le Comptoir
- 19 Pizza East
- 20 E&O
- 21 Sacre Cuore

OUT OF HOURS

- 22 Electric Cinema
- 23 The Lexi Cinema
- 24 The Cow
- 25 The Westbourne Pub
- 26 Electric House
- 27 Rise & Vine
- 28 Parlour
- 29 The Playhouse

ACTIVE WORKING

- 30 Gracelands Yard
- 31 Soul Cycle
- 32 Fierce Grace
- 33 Fitness First
- 34 Moberly Sports Centre

LOCAL OCCUPIERS

- 35 Innocent Drinks
- 36 Workspace | Grand Union Studios
- 37 Hubert Zandberg Interiors
- 38 Workspace | Pall Mall
- 39 Webb Architects
- 40 West London Studio

NOTTING HILL



Queen's Park

QUEEN'S PARK

Salisbury Rd

33

10

15

02

QUEEN'S PARK

Kilburn Rd

32

Carlton Vale

Maida Vale

N

Paddington Recreation Grounds

Queen's Park Space

MAIDA VALE

Harrow Rd

LADBROKE GROVE

Sutherland Ave

19



WESTBOURNE PARK

24

25

West Way

West Way



LADBROKE GROVE

07

Zone 1

20

26

22

06

31

PORTOBELLO MARKET

BAYSWATER

Hyde Park

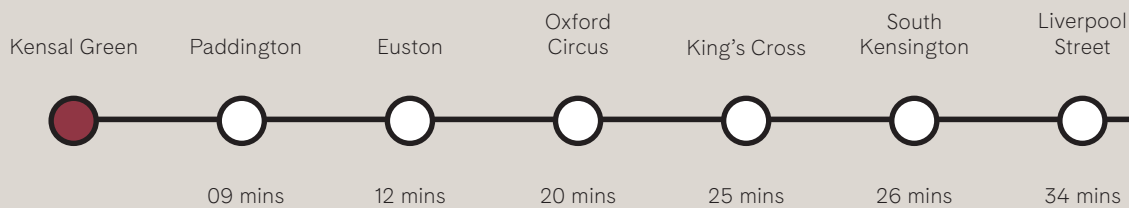




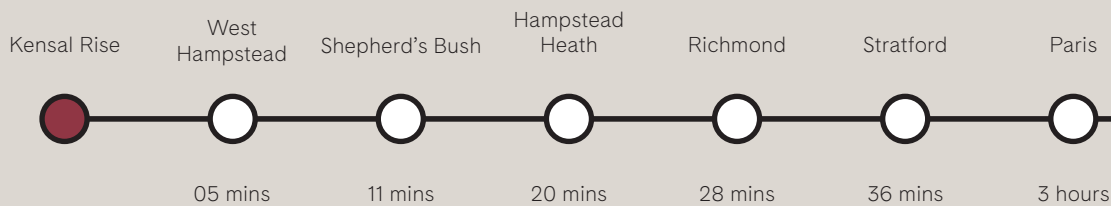
**From the very heart
of Kensal Rise.**

Bordered by Ladbroke Grove, Notting Hill and Queen's Park, Kensal Rise is a dynamic creative hub, with Kensal Green tube station just 12 minutes to Paddington and 20 minutes to Oxford Circus on the Bakerloo line.

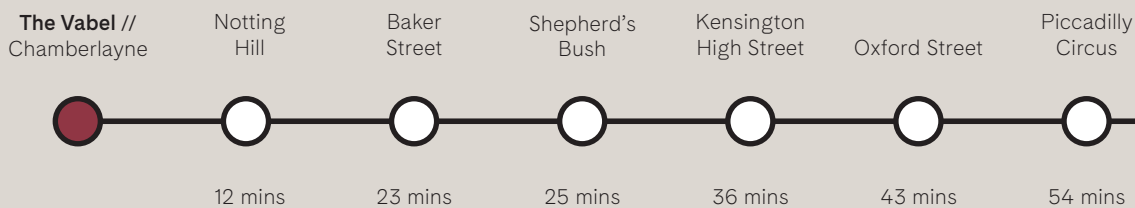
BY TRAIN // TUBE



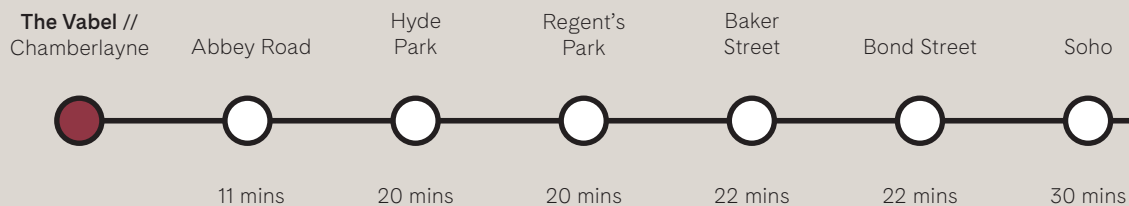
BY TRAIN



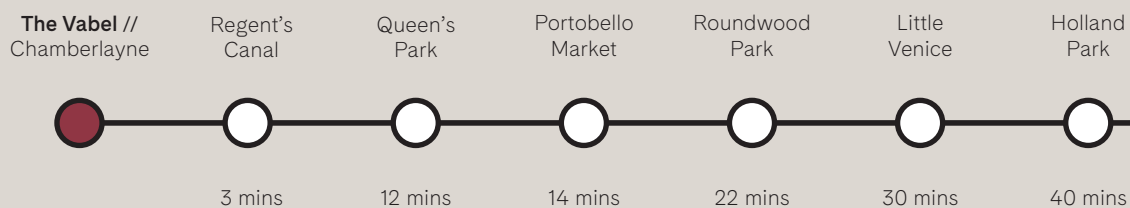
BY BUS



BY BICYCLE



ON FOOT



THE BUILDING

The Vabel // Chamberlayne

Chamberlayne is an eclectic mixed use development in the heart of Kensal Rise, offering spacious homes that surround a communal, landscaped garden and sit atop a creative and dynamic office space.

Designed by award winning developer Vabel, the scheme combines sophisticated minimalism with authentic craftsmanship, all situated in of London's most desirable neighbourhoods.





Elbert Lane

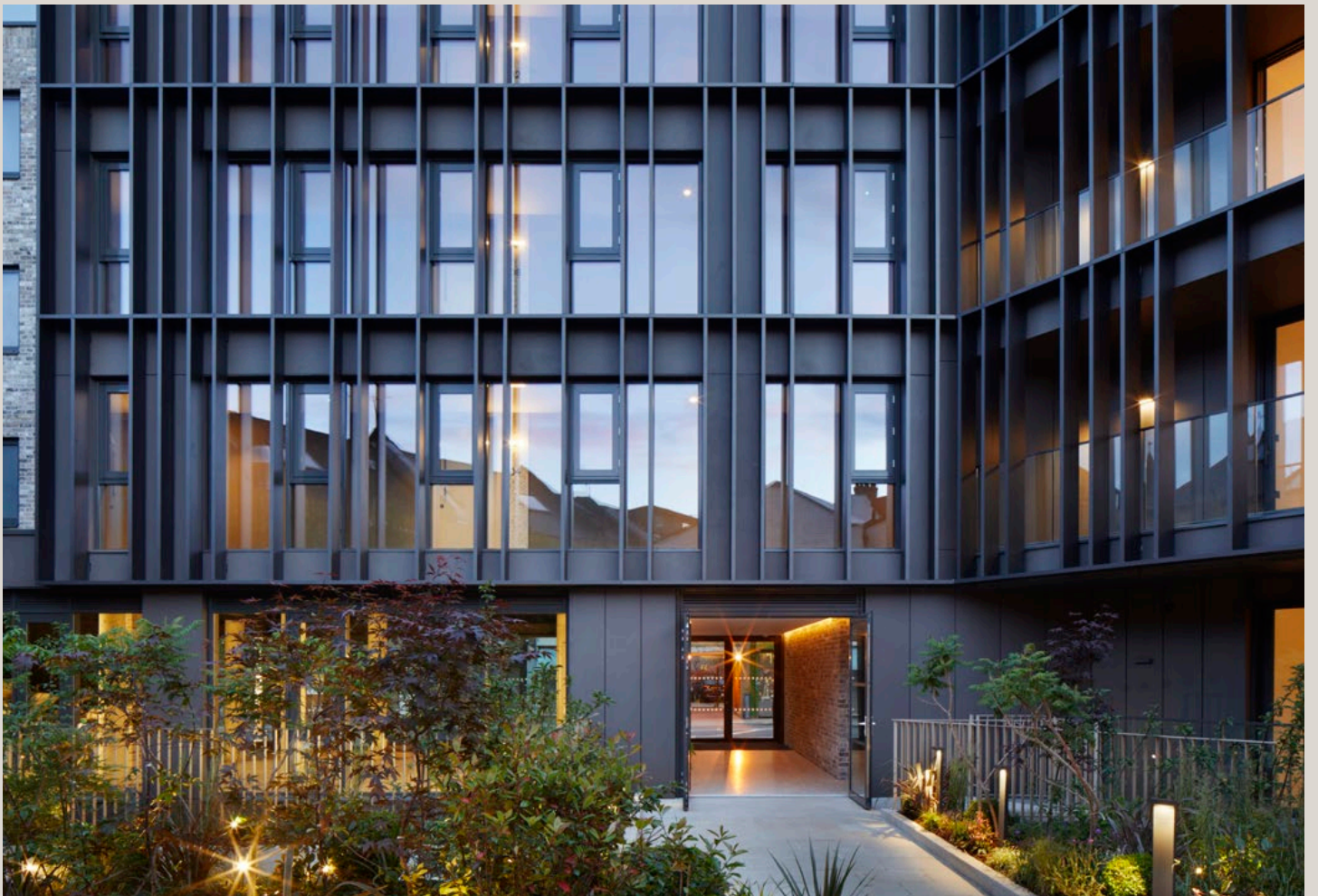
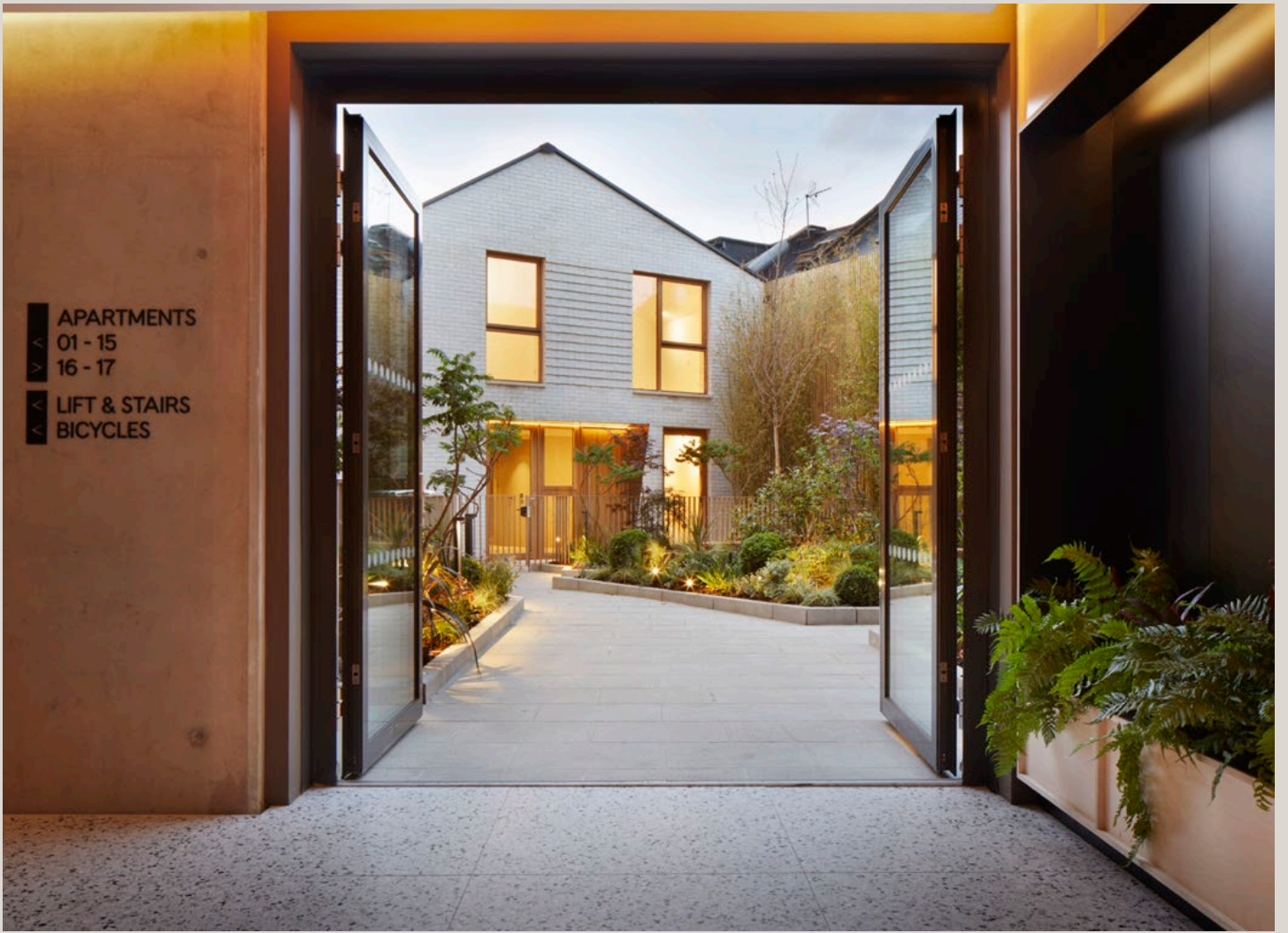
Advertisement for a mobile phone, featuring a blue smartphone and the text "The new quality 5G mobile".

Advertisement for a pet product, featuring a white cat and the text "The new quality 5G mobile".

Vet

SARAHY CAFÉ

THE BUILDING SOCIETY



THE WORKPLACE

Flexible & Focused

Calming, spacious and bright, the commercial spaces at Chamberlayne are designed with flexibility and focus at their core. Featuring an active glazed street frontage, the space offers both visibility and respite with work spaces retreating from the street to overlook the densely green courtyard and lower ground light well.

Carefully curated interventions, contemporary interiors and the layering of texture, tone and materiality combine to make an exceptional place to work.

















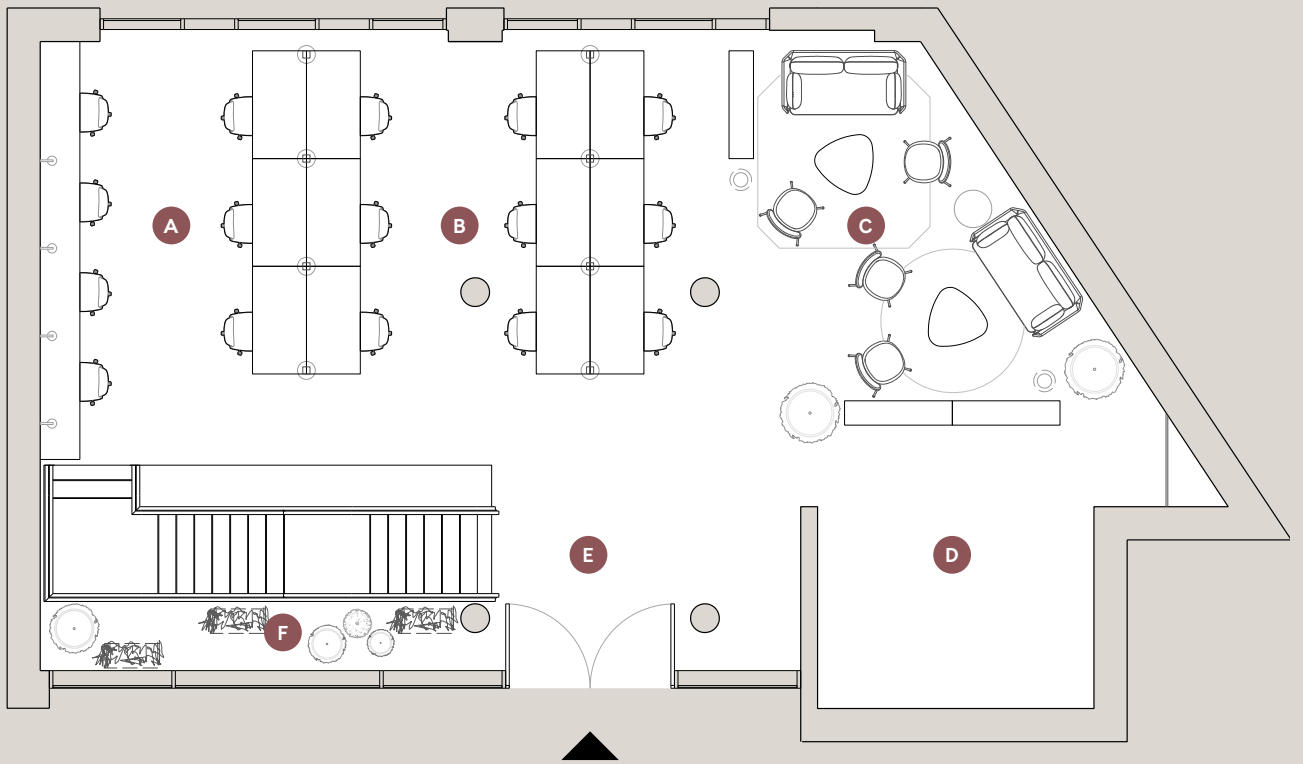


Ground Floor

	Level	G	
	NIA	120 m ²	1290 ft ²

Ⓐ	Hot Desking Zone	10 m ²	108 ft ²
Ⓑ	Ground Floor Office	50 m ²	538 ft ²
Ⓒ	Lounge	30 m ²	322 ft ²
Ⓓ	Store / Future WC & Lift	12 m ²	130 ft ²
Ⓔ	Entrance	12 m ²	130 ft ²
Ⓕ	Display Window	6 m ²	65 ft ²

Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment.
All measurements are approximate and may vary within a tolerance of 5%.

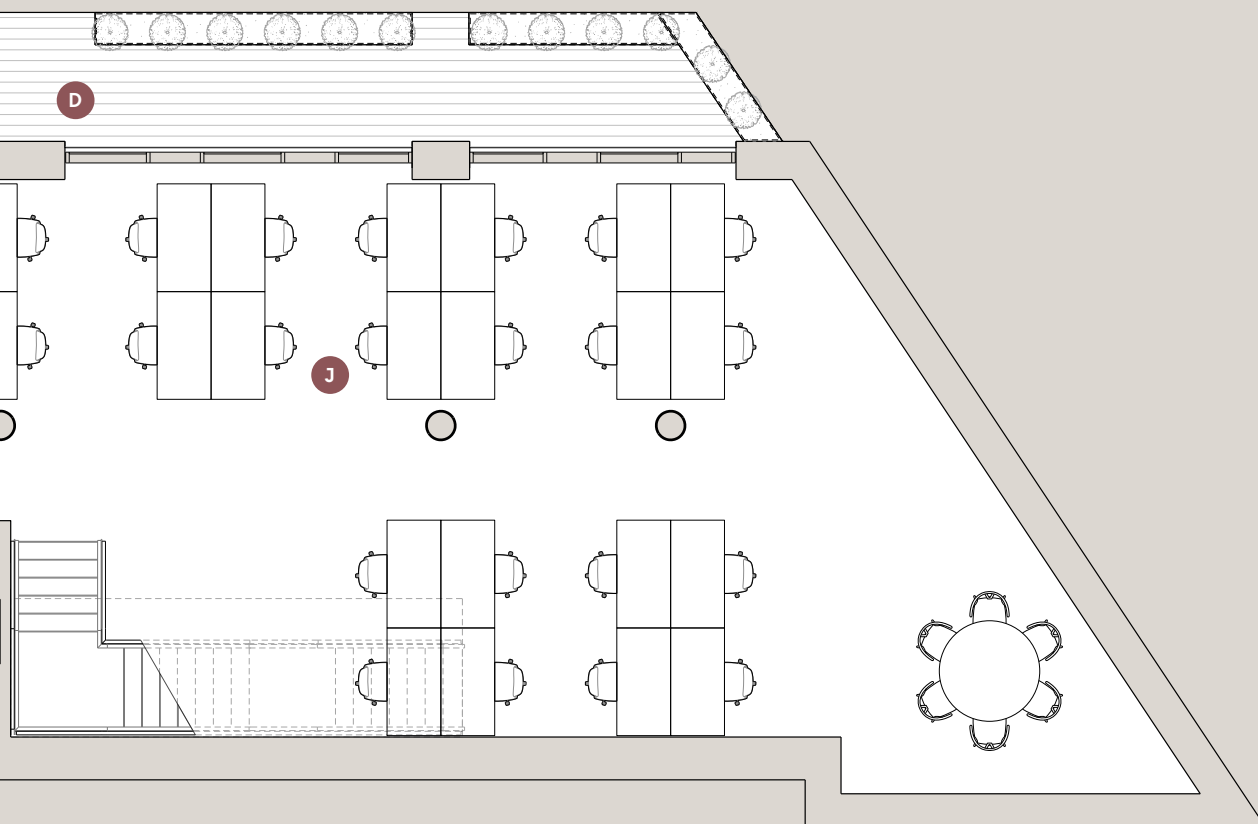




Lower Ground

Level		LG	
NIA		235 m ²	2530 ft ²
(A)	Meeting Space / Flexible Office	32 m ²	344 ft ²
(B)	Lower Ground Office B	33 m ²	355 ft ²
(C)	Electrical / Server Cupboard	2 m ²	22 ft ²
(D)	Terrace	51 m ²	550 ft ²
(E)	Male Toilets & Showers	14 m ²	150 ft ²
(F)	Booths	6 m ²	65 ft ²
(G)	Female Toilets & Showers	14 m ²	14 ft ²
(H)	Store / Plant Room	8 m ²	86 ft ²
(I)	Kitchen & Breakout Space	45 m ²	484 ft ²
(J)	Lower Ground Office A	110 m ²	1184 ft ²

Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%.







SPECIFICATION

GENERAL

- Direct and private access from street
- 3.1m+ exposed concrete soffits
- Blackened steel feature staircase with integrated handrail lighting
- Bespoke birch plywood facilities feature hub
- Raised access flooring throughout
- LED lighting throughout
- Fully fitted WC's, Showers and Vanity Area
- Fully fitted Kitchen
- Mechanical extraction to kitchens and bathrooms and provision for future extension air handling, heating and cooling
- Office floors prepare for full fit-out

KITCHENS

- Fully fitted Kitchen
- Laminate worktops
- Terrazzo backsplash & floor
- Matt black hardware
- Integrated Fridge
- Integrated Dishwasher
- Drinks Fridge

BATHROOMS

- Large format terrazzo tiles to floors
- Porcelain tiles to walls (full height in wet zones)
- Feature mirrors to vanity areas
- Composite stone vanity/basin units
- Wall hung WC with soft close seat and Geberit concealed cistern
- Large walk in composite stone shower / wet room
- Matt black finished brassware to include:
 - Basin mixer
 - Thermostatic shower valve with diverter
 - Handshower
 - Fixed rain showerhead

FLOORING

- Concrete effect luxury vinyl tiles to ground floor raised access floor.
- Terrazzo tiling to kitchen and bathrooms
- Raised access floor suitable for carpet or vinyl tiling at lower ground floor level.
- Composite decking to lightwell terrace

JOINERY

- Fully fitted birch plywood office storage wall with provision for power
- Birch plywood facilities hub with dropped ceiling zone incorporating, toilets, meeting booths, kitchen and breakout space
- Birch plywood meeting booths with integrated power, LED lighting and upholstered banquette seating
- Birch plywood feature panelling to ground floor
- Birch plywood hotdesk with feature wall lighting and power

INTERNAL DOORS

- Solid core doors to all WC & shower rooms
- Birch ply faced solid core doors to main bathrooms
- Hinges and door hardware with matte black finish

WINDOWS & EXTERNAL DOORS

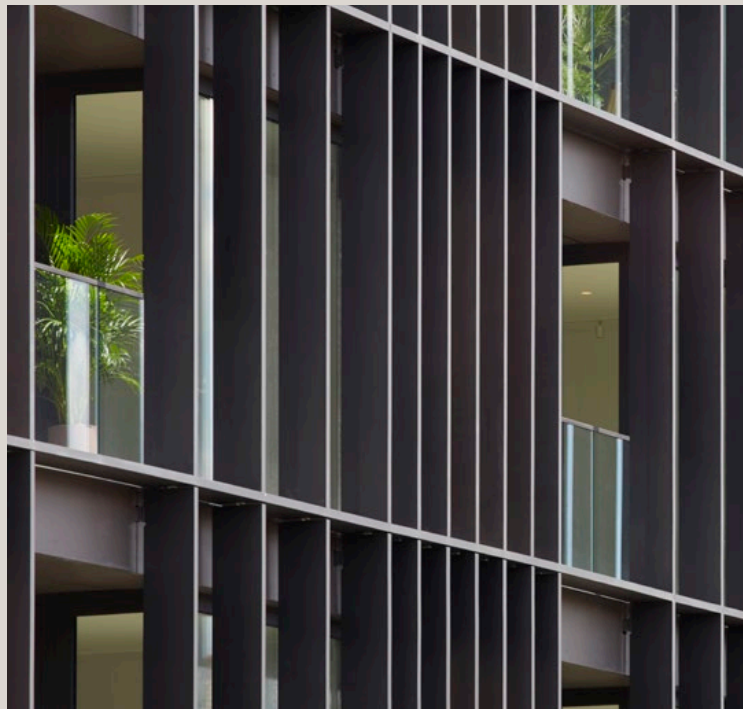
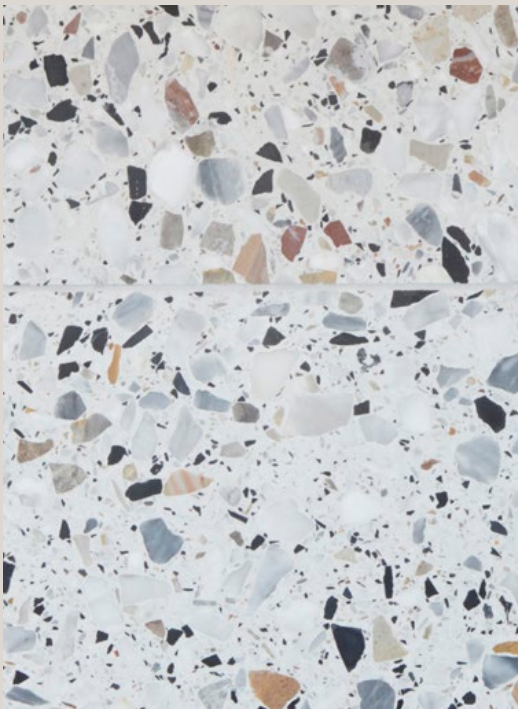
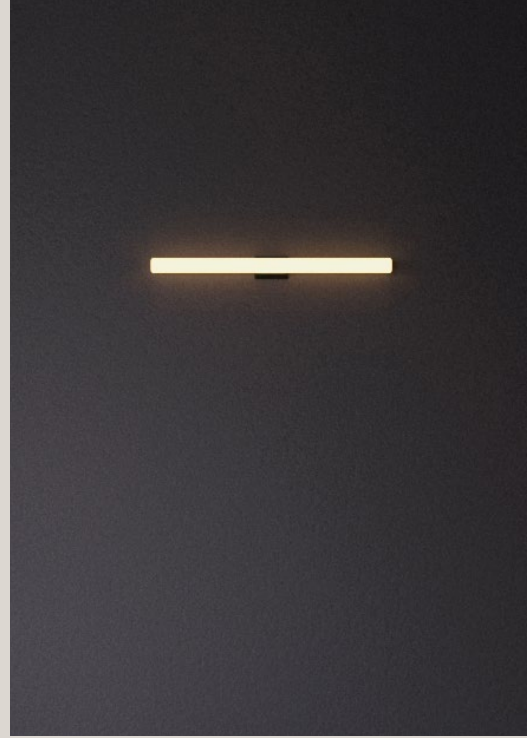
- Oversized full height entrance door
- Powder-coated aluminium framed triple glazed windows where applicable
- Oversized fixed glass panels where applicable
- Manually operated windows to rear

LIGHTING

- Energy-efficient LED lighting throughout
- Lutron lighting control where applicable
- Lighting to include:
 - LED recessed downlights to facilities hub, kitchen and bathrooms
 - LED Linear task lighting to desk area
 - Pendant ceiling fittings where applicable
 - Wall lighting where applicable
 - 5 amp sockets to lounge area
 - External ambient lighting to terrace

MECHANICAL PROVISIONS

- Electric hot water tank to serve showers and sinks
- Mechanical extract to bathrooms and kitchen by Nuair
- Connectivity of heating / cooling and MVHR system to external louvred facade.



Misrepresentation Act: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. These particulars are correct at time of issue. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change. If any points are important please clarify with us prior to viewing. These particulars are issued strictly on the basis that no visits to site will be made unless accompanied by the selling agent.

**ARCHITECTURE
INTERIOR DESIGN
FURNITURE & DRESSING**

Vabel London
vabel.co.uk

ARCHITECTURAL PHOTOGRAPHY

Jack Hobhouse
jackhobhouse.com

LOCATION PHOTOGRAPHY

Vabel London

Vicki's London
vickislondon.co.uk

Scarlett & Violet
scarletandviolet.com

GRAPHIC DESIGN AND IMAGERY

Vabel London
vabel.co.uk

SELLING AND LEASING AGENTS

Jeremy Barnard
JMW Barnard LLP
jb@jmwbarnd.com
t: +44 (0)20 7938 3990
m: +44 (0)7768 767 344

Peter Wilson
Dutch & Dutch
peter@dutchanddutch.com
t: +44 (0)20 7443 9862
m: +44 (0)7896 678 182



VABEL

www.vabel.co.uk



Dutch and Dutch and JMW Barnard LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of Dutch and Dutch and JMW Barnard LLP or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Dutch and Dutch and JMW Barnard LLP cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of Dutch and Dutch and JMW Barnard LLP (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of Dutch and Dutch and JMW Barnard LLP, its employees or servants, Dutch and Dutch and JMW Barnard LLP will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. August 2021.