



The TfL Property Company

Kilburn Mews

NW6

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Newly refurbished arch units available to let from 261 to 1,708 sq ft



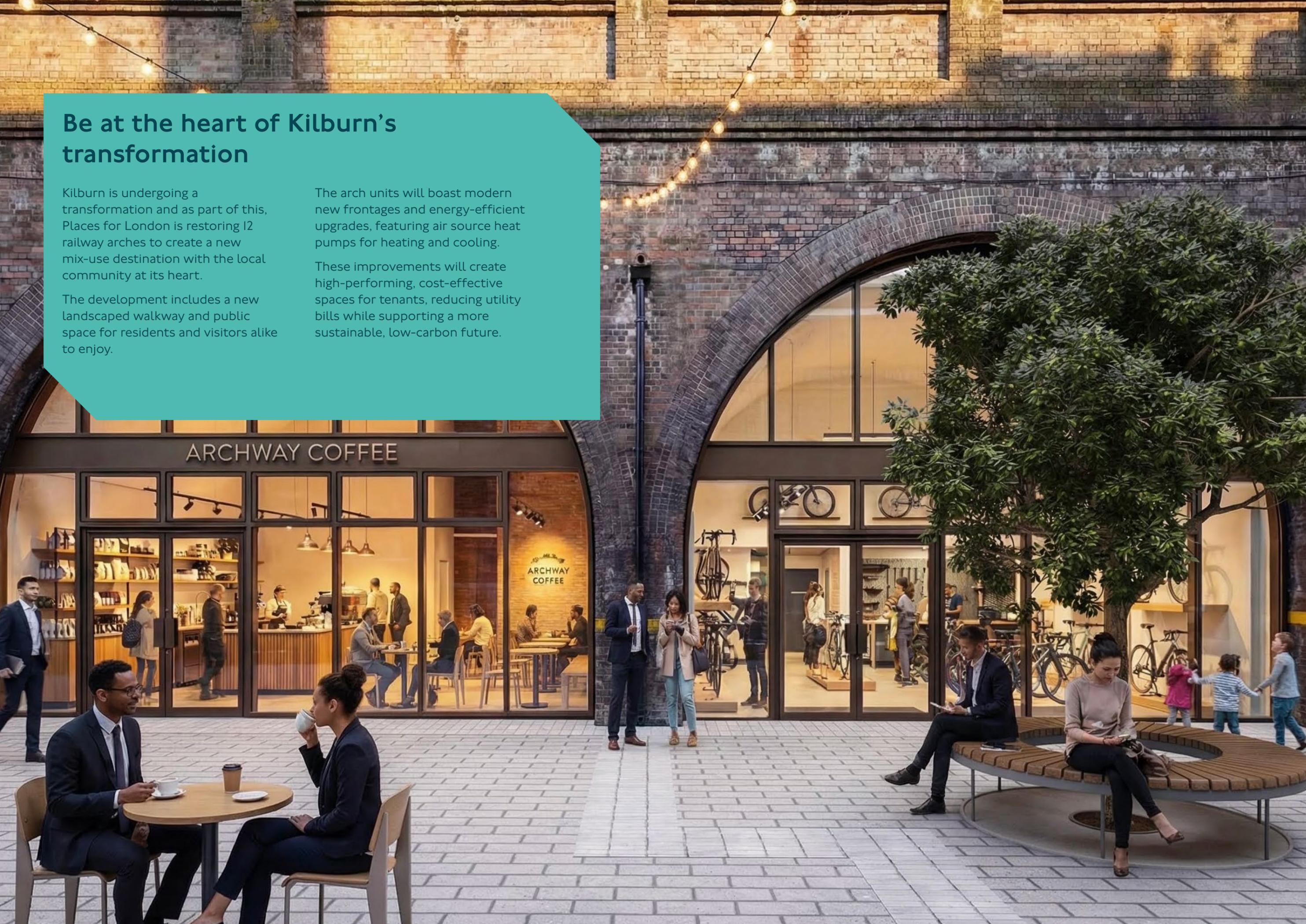
Be at the heart of Kilburn's transformation

Kilburn is undergoing a transformation and as part of this, Places for London is restoring 12 railway arches to create a new mix-use destination with the local community at its heart.

The development includes a new landscaped walkway and public space for residents and visitors alike to enjoy.

The arch units will boast modern new frontages and energy-efficient upgrades, featuring air source heat pumps for heating and cooling.

These improvements will create high-performing, cost-effective spaces for tenants, reducing utility bills while supporting a more sustainable, low-carbon future.



Your arch,
your adventure



A neighbourhood on the rise

Kilburn sits within one of north west London's most vibrant and youthful urban catchments, in one of the best-connected Zone 2 districts, just 15 minutes from Oxford Circus. The area has a high concentration of young professionals, students, and single occupiers. This strong skew toward younger, economically active residents fuels demand for high-quality food, leisure, and convenience retail.

Local area investment

Kilburn is experiencing sustained investment across residential, cultural, and public-realm infrastructure. Local planning momentum is reinforced by the Kilburn Neighbourhood Plan 2023-2033, developed jointly by Camden and Brent, which outlines coordinated investment strategies for the High Road, mobility improvements, creative industries, and enhanced public spaces. These long-term commitments underline Kilburn's evolution into a more connected, amenity-rich district.

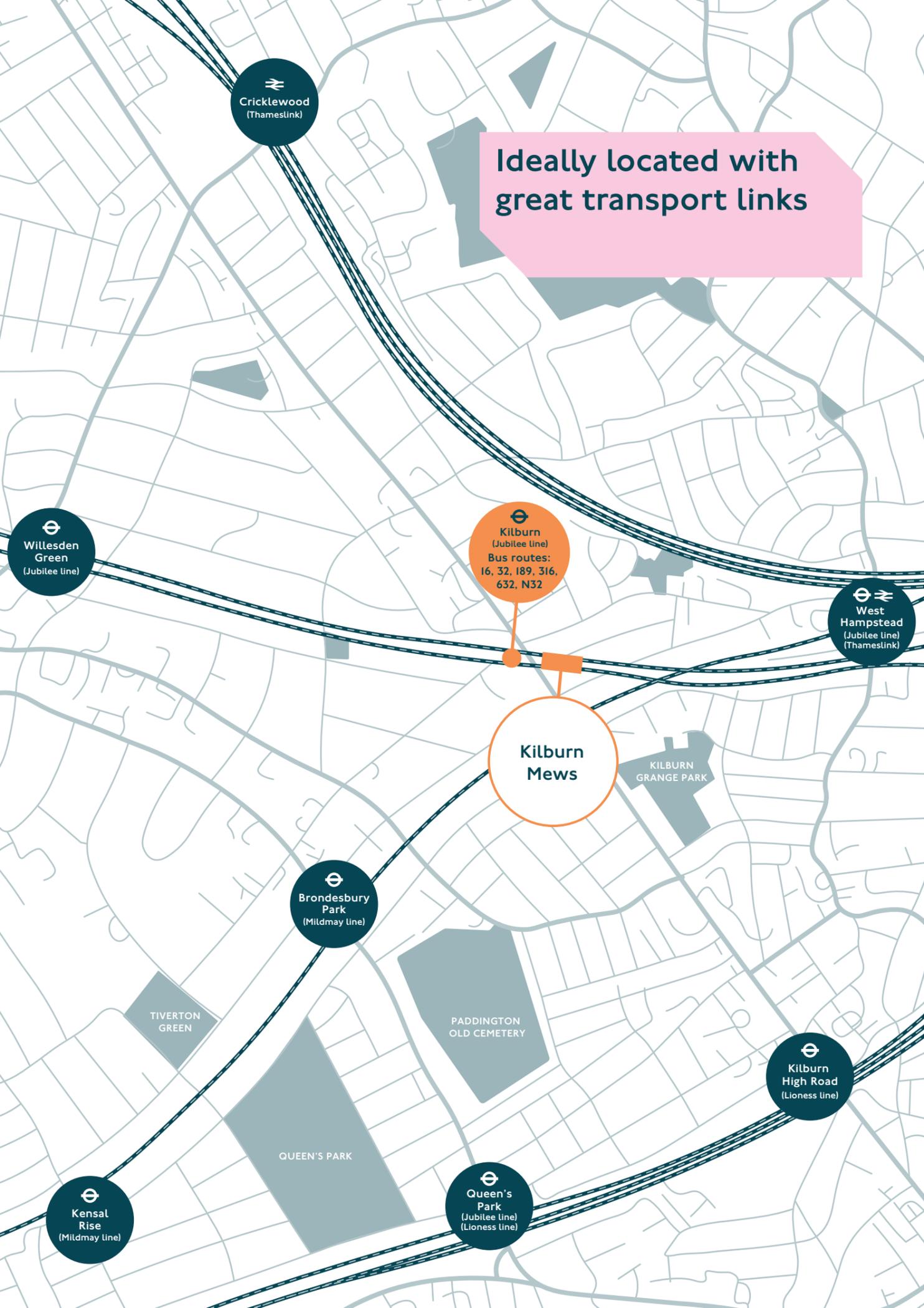
Community consultation

Kilburn Mews has been shaped through engagement with One Kilburn and the local community. This dialogue has highlighted strong demand for food and beverage operators, alongside support for health, wellbeing and fitness venues, as well as event spaces that celebrate culture.

A distinctive identity

Kilburn High Road is one of London's oldest commercial thoroughfares and remains the central spine of the local community, lined with independent cafés, global eateries, pubs, and essential retail. It retains a distinctive cultural character, supported by institutions such as the Kiln Theatre, a boutique cinema and art gallery, as well as legacy music venues and heritage pubs. Major brands along the High Road include Marks & Spencer and Primark, providing a diverse mix of independents and everyday convenience retail.

Kilburn Mews is designed to create a vibrant, all-day destination that complements Kilburn High Road while establishing its own distinct identity. Anchored by a strong food and beverage core, the scheme will be enhanced by family, leisure, and wellness uses, attracting a broad audience throughout the week.





Ground floor

Arch	Sq ft
Unit 1	c 200
Unit 2	c 200
I0a*	1336
I1a*	1708
I2a	721
I3a	1441
I4a	1184
I1*	808
I2*	803
I3	807
I4	806
I5	802
17 and Yard	7285
New Unit – Kilburn High Road	301

Planning Use Class E.

Outside seating Permission for outside seating may be granted by way of separate licences. Further details on request.

Timing Available from summer 2026.

Handover The landlord (Places for London) has invested in lining the arches, new resin flooring, lighting and heating. There is no gas supply. Areas for refuse and staff cycle storage are provided.

*Arches with potential F&B use, subject to planning and extraction feasibility.

Terms New leases contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954, on a turnover basis with a minimum guaranteed rent. Rent on application.

Service charge An estate service charge will apply. Further details on application.

Rates Interested parties are advised to make their own enquiries via the local authority.

EPCs 'B' rating has been awarded.

Costs Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Opening hours 07:00 to 23:00 Every day including public holidays (except Christmas Day).



ARCHWAY COFFEE

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GILLINGHAM
POLLARD**

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