



Modern Self Contained Office To Let in Queens Park - 1,441 sqft
With 3 parking spaces

18 LINEN HOUSE

253 Kilburn Lane, Queens Park, W10 4BQ

Office

TO LET

1,441 sq ft

(133.87 sq m)

- Short walk from Queens Park Station (Bakerloo & Overground lines)
- Gated office complex
- Close to Salusbury Road Queens Park
- On site caretaker
- Male and Female W/C's
- Kitchenette
- Air conditioning

Summary

Available Size	1,441 sq ft
Rent	£32,500 per annum
Business Rates	Tenants are advised to rely on their own enquiries.
Service Charge	£5,087 per annum
EPC Rating	B

Description

The Linen House comprises 18 office suites with on site caretaker, within buildings with plenty of character and floor to ceiling windows.

The top floor (2nd) office is arranged over a selection of rooms ranging from smaller office / meetings rooms to larger open plan office areas of circa 350 sqft in a quiet gated office complex. The property is in good condition and benefits from, sky lights, W/C's, wood flooring and air con.

Externally there are three allocated parking spaces.

Location

The office is located on Kilburn Lane close to its junctions with Beethoven Street and Bravington Road situated in Queens Park and Maida Vale borders.

The surrounding area comprises a mixture of character residential and commercial properties close to Queens Park and Kensal Rise.

Queens Park Station (Bakerloo and Overground), Kensal Green (Bakerloo and Overground) and Brondesbury Park (Overground) are within walking distance and numerous buses serve the area.

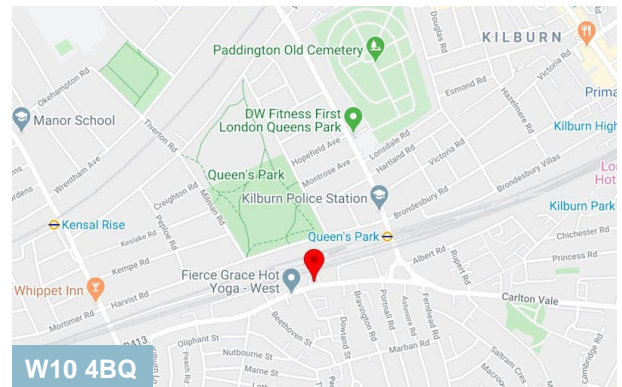
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Unit 18 Linen House	1,441	133.87	Available
Total	1,441	133.87	

Lease

A new lease Outside the Landlord and Tenant Act 1954 for a term by arrangement.

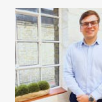


Viewing & Further Information



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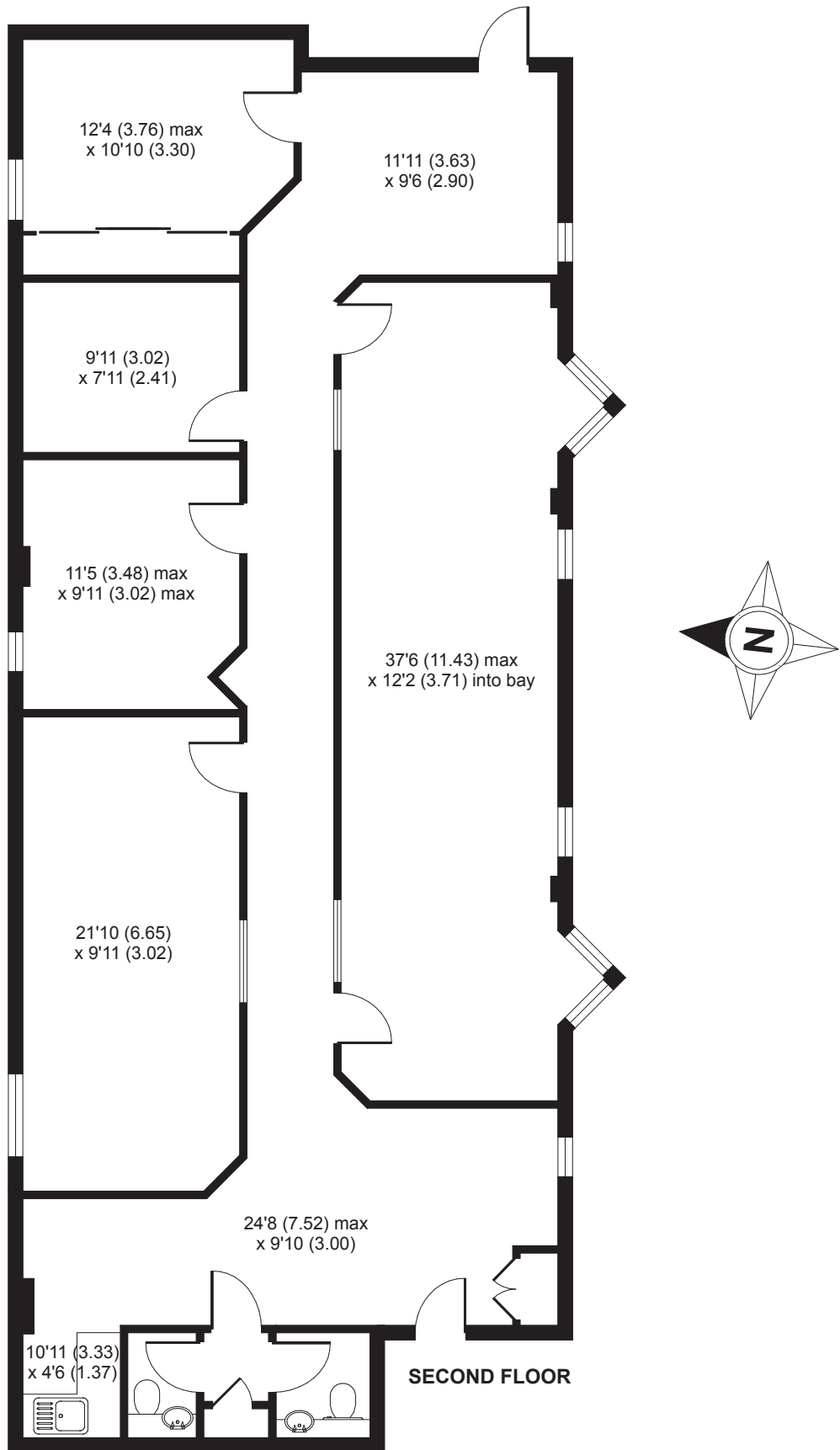
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APPROX. GROSS INTERNAL FLOOR AREA 1533 SQ FT 142.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.