



OFFICE TO LET | 2,125 SQ FT

OPAL MEWS, PRIORY PARK ROAD, QUEENS PARK, NW6 7JU



020 7794 7788 | [DUTCHANDDUTCH.COM](https://dutchanddutch.com)

PRIVATE COURTYARD COMMERCIAL SPACE IN NW6

- 2x parking spaces
- Located in a landscaped and gated courtyard development off Priory Park Road
- A short walk from Queens Park and Lonsdale Road
- 9 minute walk to Kilburn High Road Station (Lioness Line)
- 12 minute walk to Kilburn Park Station (Bakerloo Line)
- Excellent natural light via critical style windows
- Large kitchen / staff break out area



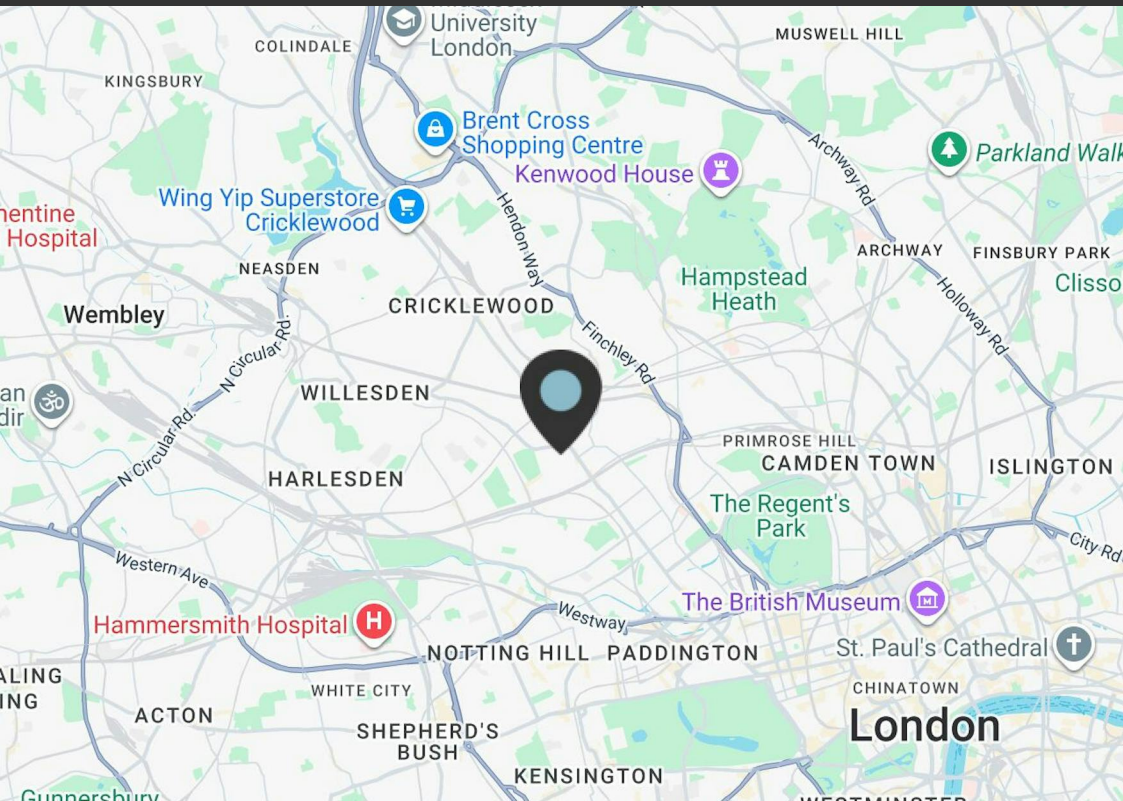
DESCRIPTION

This unique, self-contained property offers high-quality workspace accommodation across the ground floor and part of the first floor, providing a flexible environment suitable for a wide range of occupiers.

Located within a secure mews development, the property benefits from a gated entrance, comprehensive CCTV coverage, and two allocated parking spaces.

Recently refurbished to a high standard, the space features bright, open-plan office accommodation with excellent natural light, complemented by private office rooms, a fitted kitchenette, and WC facilities.

The property also enjoys excellent transport links, ensuring convenient access for both staff and visitors.



LOCATION

Opal Mews is a unique commercial premises located in a secure, quiet and landscaped courtyard mews development just off Priory Park Road.

The property benefits from easy access to the amenities of Salusbury Road, Kilburn High Road, Lonsdale Road, Queen's Park and West Hampstead, with excellent transport links nearby including Queen's Park (Bakerloo Line and London Overground) and Brondesbury and Kilburn stations.



AVAILABILITY

| Name | sq ft | sq m | Availability |
|--------|-------|--------|--------------|
| Ground | 1,465 | 136.10 | Available |
| 1st | 660 | 61.32 | Available |

RENT

£60,000 per annum

RATES & CHARGES

Service charge: £750 per annum

TERMS

A new lease for a term by arrangement, to be contracted outside the Landlord & Tenant Act.

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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