



OFFICE TO LET | 1,534 SQ FT

**7 LINEN HOUSE, 253 KILBURN LANE, QUEENS PARK, LONDON, W10 4BQ**



020 7794 7788 | [DUTCHANDDUTCH.COM](http://DUTCHANDDUTCH.COM)

## MODERN OFFICE IN QUEENS PARK TO LET

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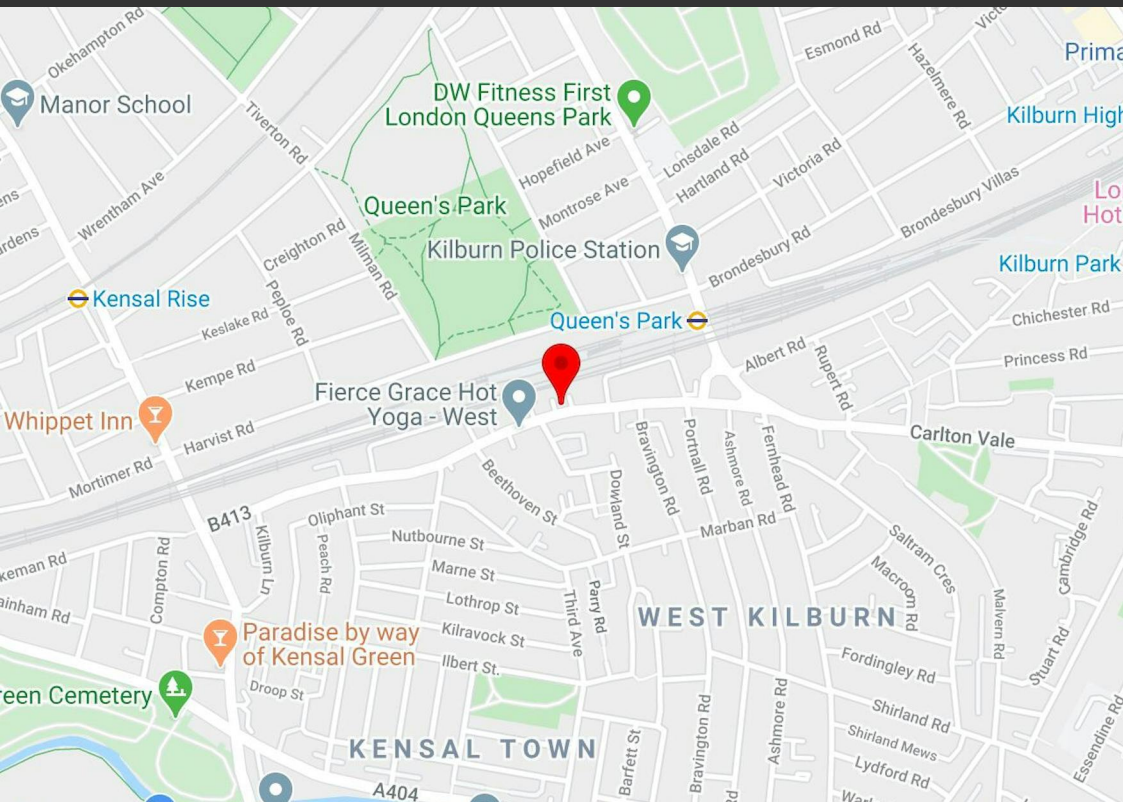
- Queens Park location
- Modern glass partitioned offices
- Short walk from Queens Park Station (Bakerloo & Overground lines)
- Gated office complex
- On site caretaker
- W/C's
- Kitchen



# DESCRIPTION

The Linen House development comprises 18 self contained office suites with an array of businesses from Tech to Fashion. The first floor 7 Linen House office is mainly open plan with several glass partitioned offices / meeting rooms.

The property has been partly renovated and benefits from, comfort cooling, suspended ceiling, perimeter trunking, carpet throughout, kitchenette, male & female WC's and onsite caretaker. Parking is potentially available in the development by separate negotiation with other tenants.



# 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.



## AVAILABILITY

| Name          | sq ft | sq m   | Availability |
|---------------|-------|--------|--------------|
| Unit - Unit 7 | 1,534 | 142.51 | Available    |

## RENT

£29,913 per annum

## RATES & CHARGES

Service charge: £6,053 per annum Paid quarterly in advance.

Rates payable: £17,589.75 per annum Tenants are advised to check this figure and rely on their own enquiries with the London Borough of Brent.

## EPC

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## LEASE

A new lease for a term by arrangement.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VAT

Plus VAT.

## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT



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