



OFFICE TO LET | 839 SQ FT

20 NW WORKS, 135 SALUSBURY ROAD, QUEENS PARK, NW6 6RJ



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RECENTLY REFURBISHED LOFT- STYLE OFFICE SPACE IN QUEENS PARK TO LET

- Newly refurbished to a high standard
- Located just off Salusbury Road and a stones throw from the heart of Queens Park and Lonsdale Road
- Excellent transport connections with Queens Park (Bakerloo Line) and Brondesbury Park (Overground) Stations close by
- Located in the secure and peaceful NW Works development in the heart of Queens Park
- On-site cycle storage
- Development by Akoya London
- Excellent natural light
- Backbone connect fibre into the estate

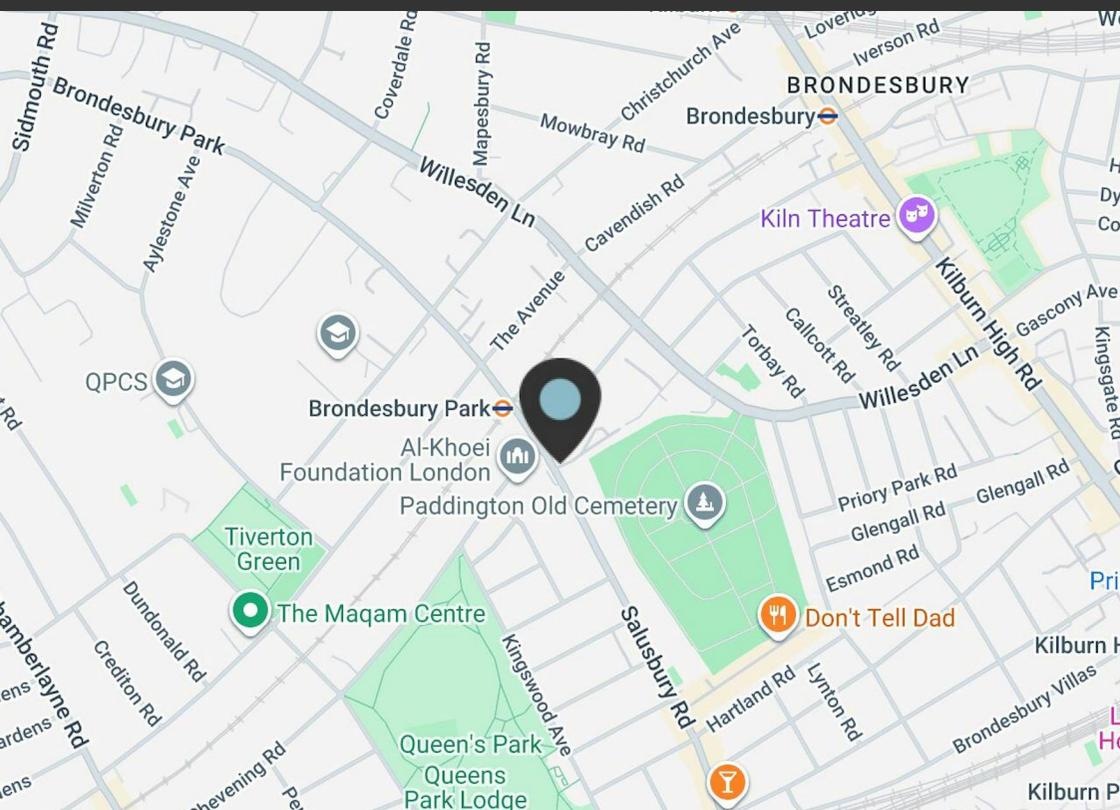


DESCRIPTION

NW Works offers modern business space within an attractive, peaceful and secure gated estate. Units range from 800 sq ft to 6,000 sq ft, all benefiting from design-led refurbishments and modern amenities.

Unit 20 is a loft-style office located on the second floor, featuring air conditioning, modern kitchen and W/C, exposed brickwork, spot lighting, intercom entry and excellent natural light.

Suitable for a wide range of businesses and available immediately.

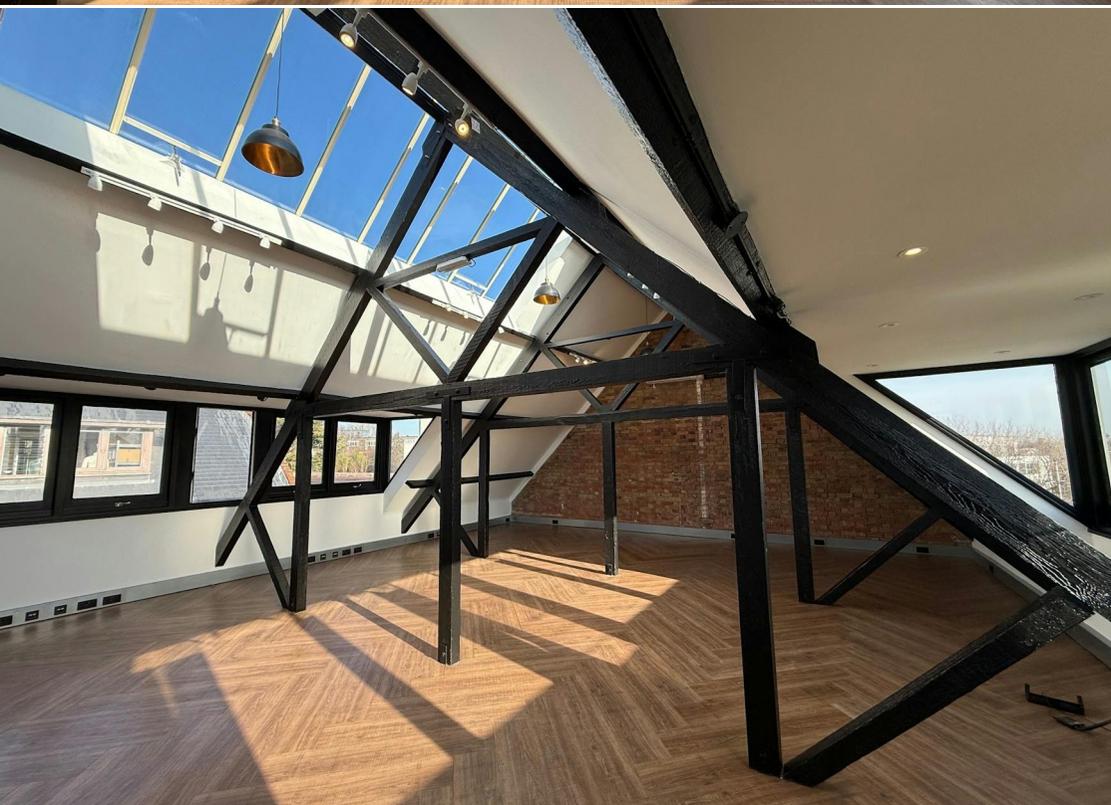


LOCATION

The area has become a hit with Queen's Park's locals who gather to enjoy the area's excellent bars and restaurants. Popular eateries in the neighborhood include Milk Beach, Wolfpack, Bobs Café, Gails, The Salusbury, Michiko Sushino, The Alice House, Cocotte, and Planet Organic.

A green lung in NW London – walk, run or ride to work, what's better than that.

Queens Park is nearby with all weather tennis courts, ornamental gardens, children's playground, and even a City Farm.



AVAILABILITY

| Name | sq ft | sq m | Availability |
|------|-------|-------|--------------|
| 2nd | 839 | 77.95 | Available |

RENT

£47.50 per sq ft

RATES & CHARGES

Service charge: £9.80 per sq ft

TERMS

A new lease for a term by arrangement.

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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