

THE LINEN HOUSE

253 KILBURN LANE, QUEENS PARK, W10 4BQ

FOREST

REAL ESTATE

TO LET

1,410 SQ FT

First Floor Office With Allocated Parking in Queens Park

Key Features

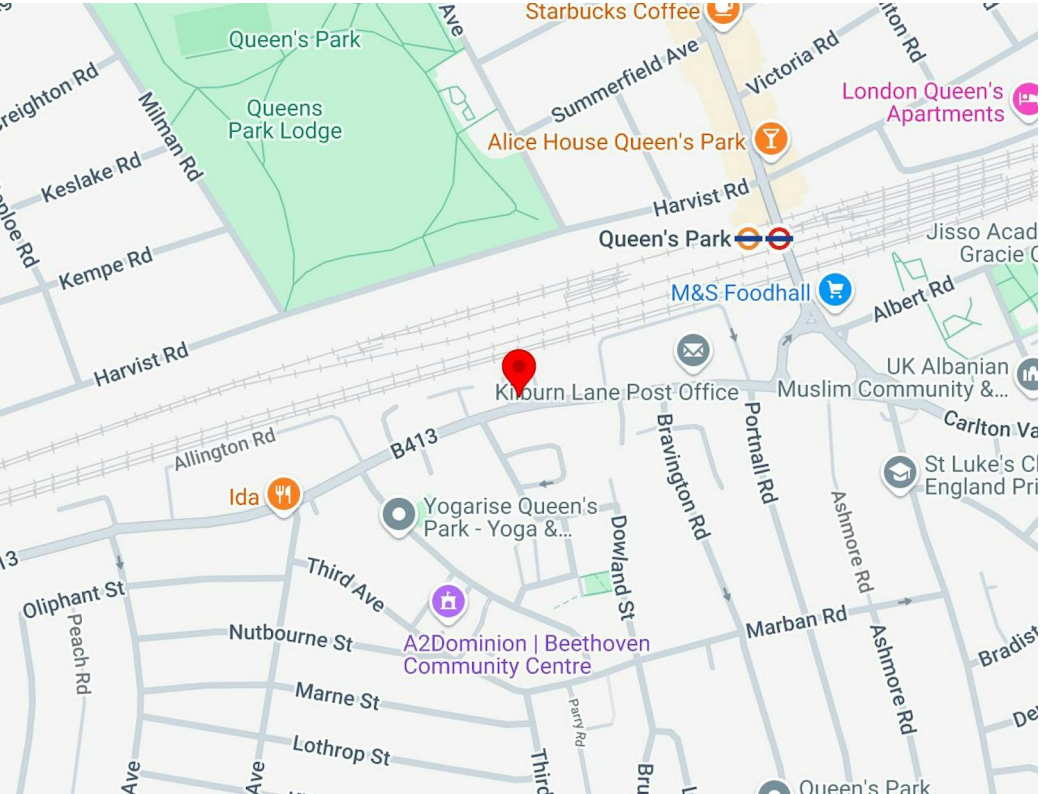
- Secure Parking for 2 Cars
- Kitchen Area
- Excellent Natural Light
- Gated Office Complex
- 24/7 Access
- Air Conditioning
- Meeting Room
- Short walk from Queens Park Station (Bakerloo & Overground lines)
- On Site Caretaker





Unit 10, The Linen House, 253 Kilburn Lane
Queens Park, W10 4BQ





Description

Forest Real Estate are pleased to offer to the market, this first floor office in the heart of Queens Park. The office boasts an open plan layout with two partitioned offices/meeting rooms. The office is in good condition and benefits from; air conditioning, electric heating, carpet throughout, intercom, 2 WC's and a kitchen.

There are also 2 allocated parking spaces within the secure, gated car park.

Location

This office is located on Kilburn Lane, close to the junctions with Beethoven Street and Bravington Road.

The surrounding area comprises a mixture of character residential and commercial properties close to Queens Park. Queens Park Station (Bakerloo and Overground) is 6 minute walk (0.2 miles), and Kensal Green Station (Bakerloo and Overground) is 15 minute walk (0.8 miles).

Convenient links are also provided to the West End via the A40 Westway to the south.






Huel



Plans

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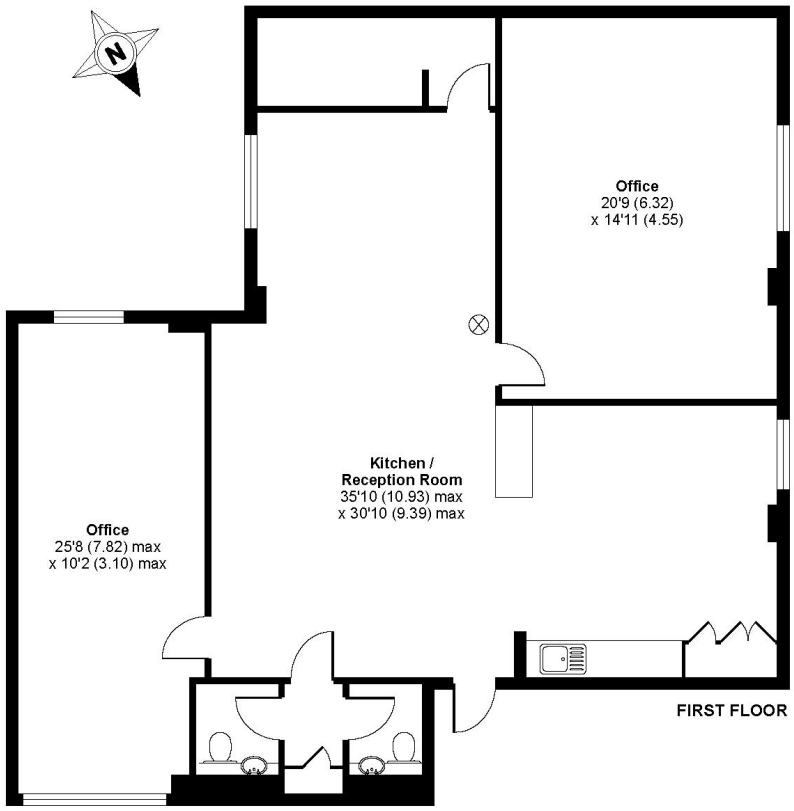
Kilburn Lane, London, W10

Approximate Area = 1410 sq ft / 131 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Forest Real Estate Limited. REF: 1120942

Availability

Lease	New Lease
Rent	£16,000 per annum
Rates	£11,601.75 per annum
Service Charge	£6,000 per annum
VAT	Not applicable
EPC	D (91)

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