



OFFICE TO LET | 1,700 SQ FT

**THE COURTYARD, 100 VILLIERS ROAD, WILLESSEN, LONDON, NW2 5PJ**



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## MODERN GROUND FLOOR OFFICE IN A PRIVATE GATED COURTYARD COMPLEX WITH 1 PARKING SPACE

- Located within a beautiful courtyard setting
- Allocated parking for 1 car at £100 pcm
- Available March 2026
- Short walk to Dollis Hill Station (Jubilee Line)
- Fibre internet connection
- Air-conditioning
- 2 x wcs and shower
- Short walk to Willesden High Road

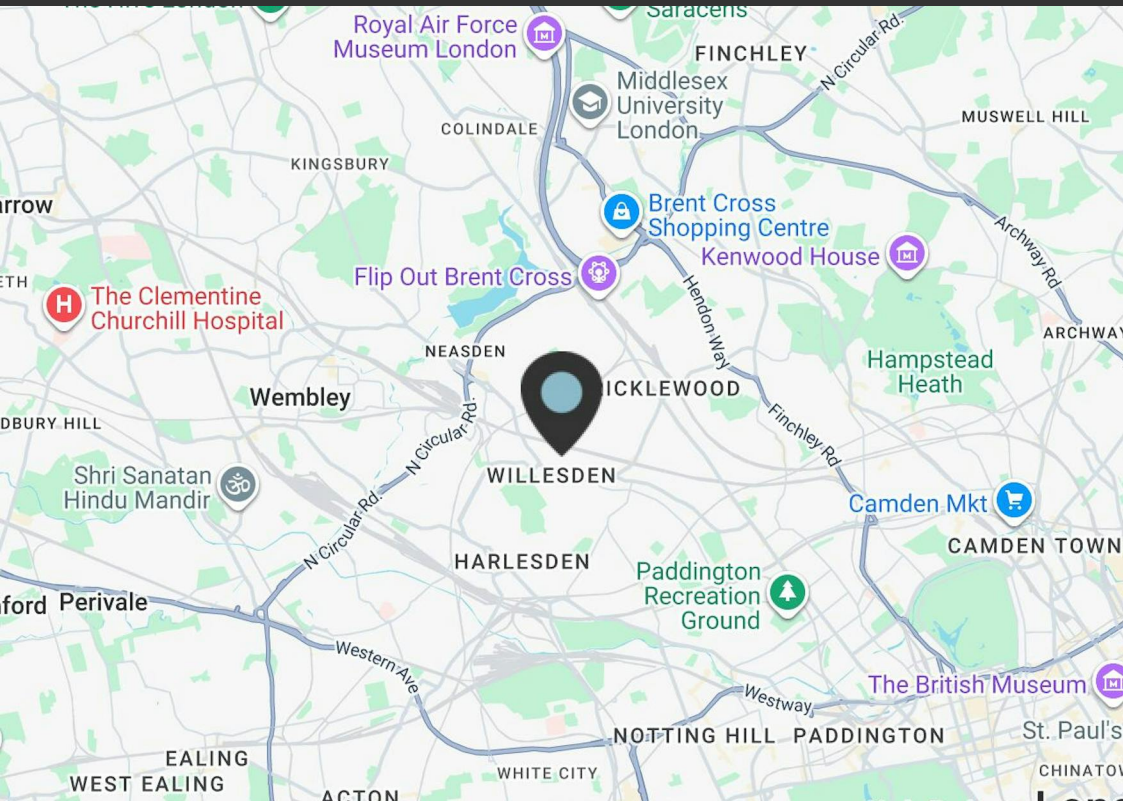




# DESCRIPTION

Studio 2 is a modern ground floor office located in a central location in The Courtyard gated complex in the heart of Willesden.

The office is sub-divided into several glazed offices of varying sizes and a boardroom. With the benefit of excellent staff facilities including a modern kitchen and 2 x wcs with a shower. Additionally there is secure bike stores and the use of the Courtyard for meetings / staff.



# LOCATION

This gated courtyard is located a few minutes walk from Willesden High Road that benefits from a variety of restaurants / cafes and the added benefit of a Sainsburys superstore.

Dollis Hill Station (Jubilee Line) is within a few minutes walk.







## AVAILABILITY

## RENT

£32.50 per sq ft

## TERMS

A new 5 year lease subject to a tenant only break in the 3rd year. Rent - Years 1-3 £32.50 psf (exclusive) / Years 4 & 5: £35 psf (exclusive)

## EPC

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## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

Plus VAT

## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT

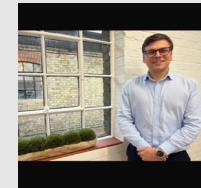


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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 03/12/2025



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