



OFFICE TO LET | 2,939 SQ FT

STUDIO 10, THE COURTYARD, 100 VILLIERS ROAD, WILLESDEN, LONDON, NW2 5PJ



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MODERN FIRST FLOOR OFFICE IN A PRIVATE GATED COURTYARD COMPLEX WITH UP TO 4 PARKING SPACE

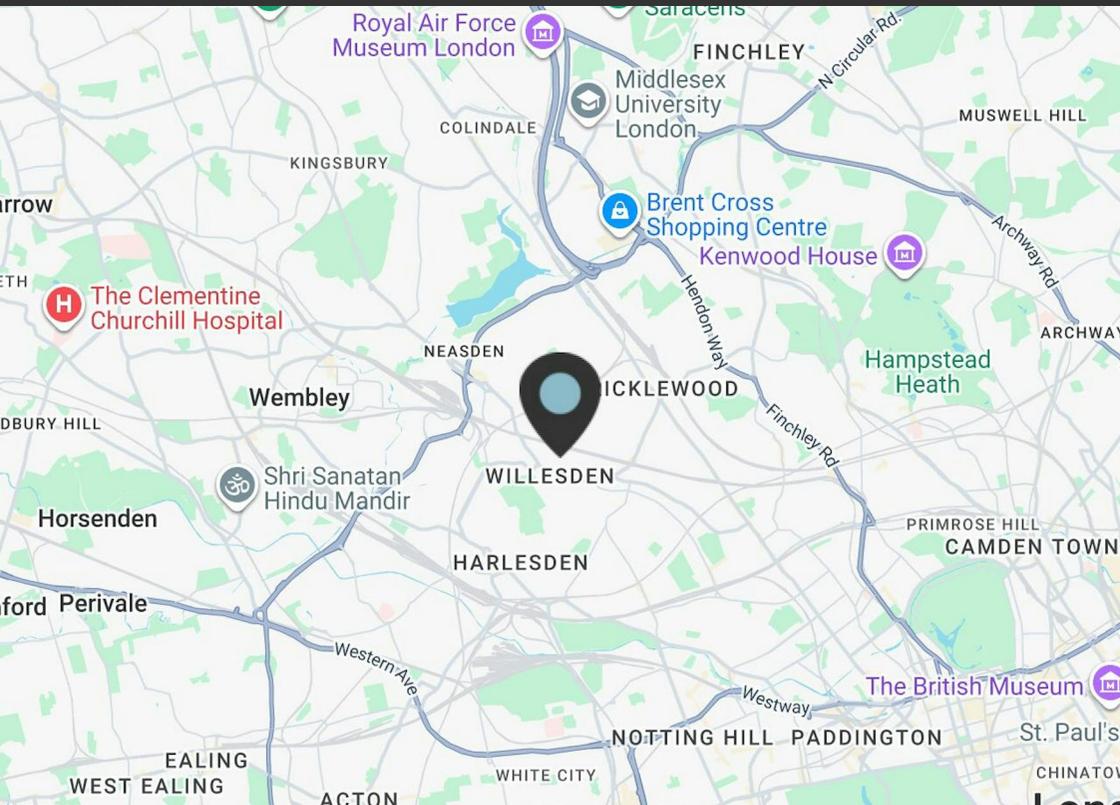
- Located in a beautiful courtyard setting
- Short walk to Dollis Hill Station (Jubilee Line)
- Air conditioning
- 3x private WC's and shower
- Secure bike storage
- Parking
- LED lighting
- Fast fibre internet connection
- Short walk to Willesden High Road
- Available from 1st May 2026, or earlier by arrangement



DESCRIPTION

Studio 10 is a modern office located on the first floor with a lift. The gated complex is situated in the heart of Willesden.

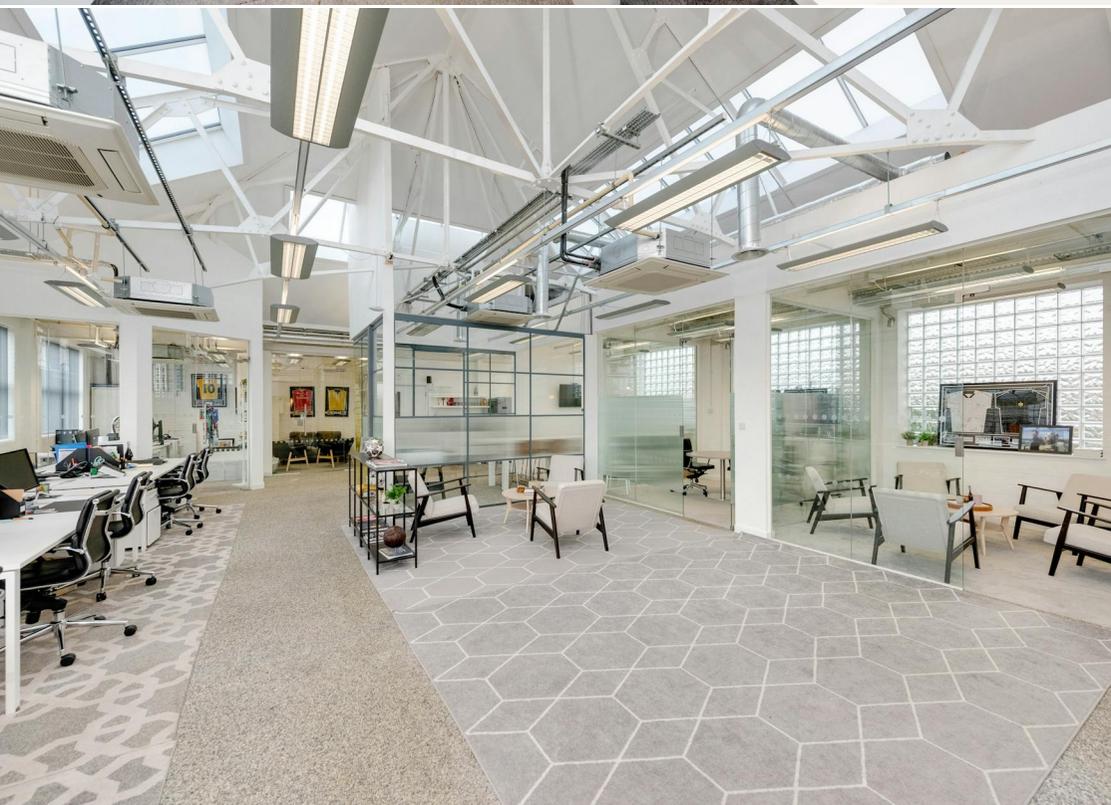
The unit offers 2,939 sq ft of secure, self-contained, high-quality office accommodation designed to suit modern business needs. The space benefits from impressive high ceilings and a flexible layout comprising open-plan office space, executive offices, 3x WC's and a shower. Additionally there is secure 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

Name	sq ft	sq m	Availability
1st - Studio 10	2,939	273.04	Available

RENT

£39.50 - £42.50 per sq ft

RATES & CHARGES

Service charge: £4.80 per sq ft

TERMS

A new 5 year lease subject to a tenant only break in the 3rd year. Rent - Years 1-3 £39.50 psf (exclusive) / Years 4 & 5: £42.50 psf (exclusive) Available from 1st May 2026, or earlier by arrangement

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 11/03/2026



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