



UNIT 10

THE LINEN HOUSE, QUEENS PARK, W10 4BQ

FOREST
REAL ESTATE

TO LET

1,410 SQ FT

First Floor Office Available in the Heart of 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

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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.

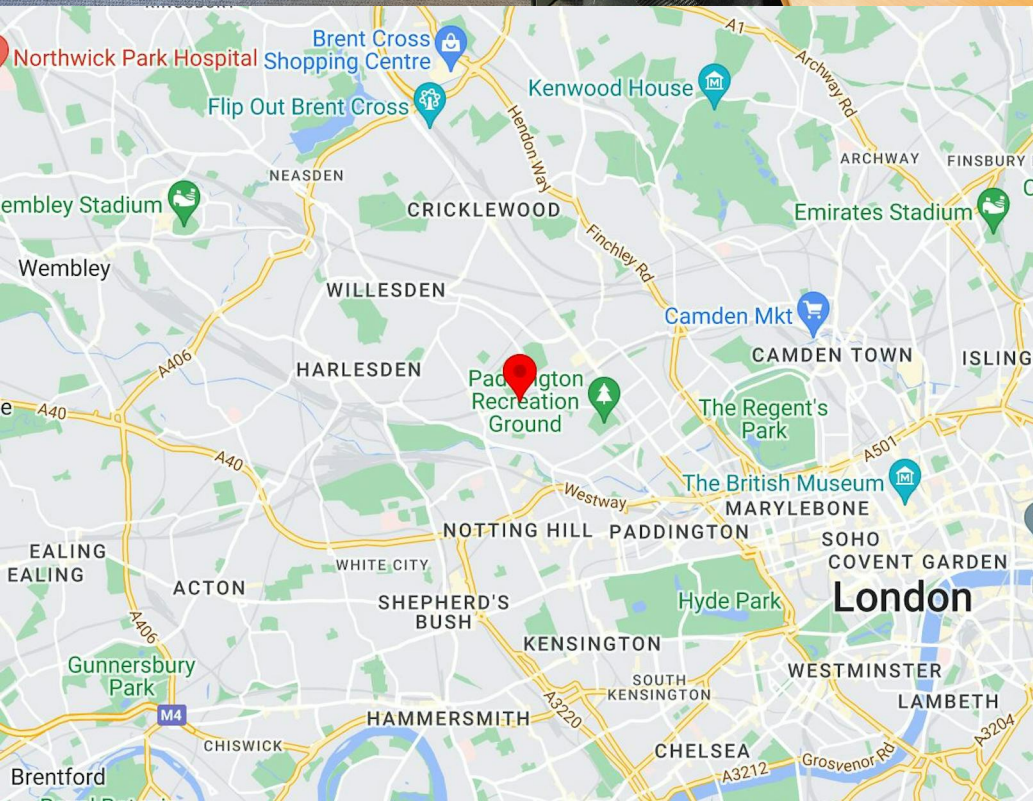
There are also 2 allocated parking spaces within the secure, gated car park.

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.





Availability

Lease	New Lease
Rent	£25,000.00 per annum
Rates	£11,601.75 per annum
Service Charge	£6,000 per annum
VAT	Not applicable
EPC	D (91)

Contact

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