

TO LET

966 sq ft (89.74 sq m)

Studio/ Office with high ceilings with Parking



UNIT 3A, 253 Kilburn Lane, Queens Park W10 4BQ

LINEN HOUSE

GALLERY



Previous tenants' fit-out



LOCATION

The 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 Bakerloo (underground) and Overground station is 6 minute walk (0.2 miles), and Kensal Green is 15 minute walk (0.8 miles) (Bakerloo and Overground).

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

LOCAL AMENITIES

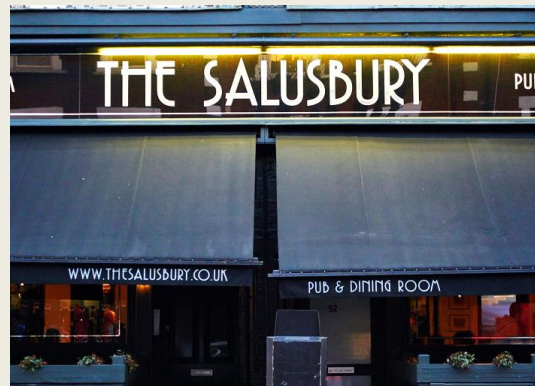
1. Post Office
2. M&S Food Halls
3. Gail's Bakery
4. The Salisbury - pub
5. Fierce Grace - hot yoga
6. Ida - Italian restaurant
7. Nando's - restaurant
8. Tesco's - supermarket
9. The Whippet Inn - gastro pub



3. Gail's Bakery



4. The Salisbury - pub



6. Ida - Italian restaurant



ABOUT

DESCRIPTION

The office occupies the ground floor of a character, studio style office building with loft-style crittal windows and high ceilings. The space was formerly occupied by an artist.

AMENITIES

High ceilings
Perimeter trunking

Excellent natural light
1 car parking space

ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
Unit 3A	966 sq ft	89.74 sq m

CONTACT

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RENT

£32,000 per annum

SERVICE CHARGE

£2.97 per sq ft approx.

TERMS

Available on a new lease on flexible terms to be agreed.

RATES

Unit 3a £8.91 per sq ft

(2023/24) to be confirmed through local authority.

EPC

D rating (89)

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT (Brochure date June 2022)