



Exquisitely refurbished office space in the Heart of Queens Park

UNIT 31 - 33 NW WORKS

135 Salusbury Road, Queens Park,
NW6 6RJ

Office TO LET

1,393 sq ft
(129.41 sq m)

- Air conditioned
- Located in the centre of Queens Park's premier business estate
- Landscaped courtyard
- Backbone connect fibre
- Parking available
- Mezzanine meeting room / private offices
- CAT B (furniture fitted) option available
- Excellent natural light
- New leases for a term from 3 years

Summary

Available Size	1,393 sq ft
Rent	£51 per sq ft
Business Rates	N/A
Service Charge	TBC.
VAT	Applicable
EPC Rating	B

Description

NW Works is an exciting concept in Queens Park's premier courtyard office development, providing trendy business space in an attractive, peaceful and secure gated setting with an array of exciting businesses ranging from Fashion, Media and Tech.

The first floor office at 31-33 NW Works have undergone a comprehensive architecturally minded refurbishment, which incorporates a vision of mindfulness and nature focusing on the landscaped surroundings.

The office benefits from; wood flooring, open plan design, air conditioning, good natural light, high ceilings, communal WC's and a kitchen. With the estate offering outdoor communal areas, dedicated and secure bike store with lockers and the exciting Dark and Light coffee shop at the entrance.

Location

The area has become a hit with Queen's Park's locals who gather to enjoy the area's excellent bars and restaurants. Popular eateries in the neighborhood include Milk Beach, Wolfpack, Bobs Café, Gails, The Salusbury, Michiko Sushino, The Alice House, Cocotte, and Planet Organic.

The location offers excellent transport links with Brondesbury Park Station (Overground) on the estates doorstep and Queens Park Station (Bakerloo Line) a short walk away.

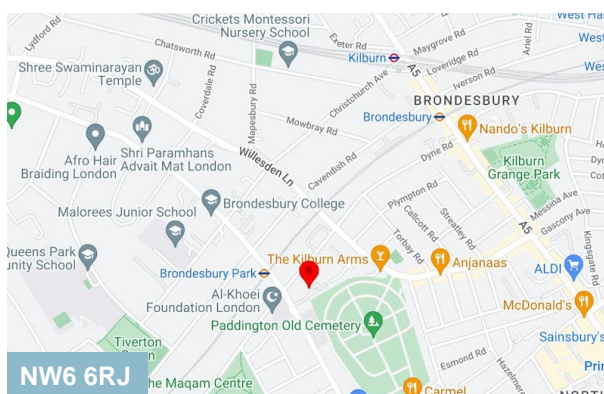
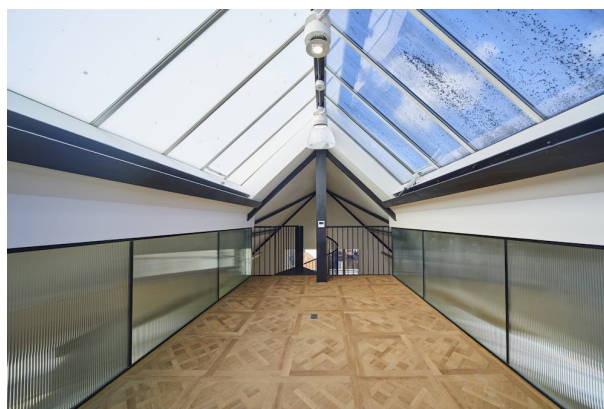
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,095	101.73	Let
2nd - East Wing	1,393	129.41	Available
Total	2,488	231.14	

Viewings

Via arrangement with the sole agents Dutch and Dutch.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

More properties @ dutchanddutch.com