



## Refurbished office space in Queens Park with parking

### **17 LINEN HOUSE**

253 Kilburn Lane, Queens Park, W10 4BQ

Office

## **TO LET / FOR SALE**

**1,125 sq ft**

(104.52 sq m)

- One allocated parking space
- Mainly open plan
- Kitchen and WC
- Two partitioned meeting rooms
- Sky lights and good natural light throughout
- Walking distance to Queens Park Station (Bakerloo and Overground)
- Air-conditioning

## Summary

<b>Available Size</b>	1,125 sq ft
<b>Rent</b>	£22,000 per annum
<b>Price</b>	Offers in excess of £299,000
<b>Rates Payable</b>	£8.87 per sq ft
<b>Rateable Value</b>	£19,500
<b>Service Charge</b>	£5,013 per annum To be confirmed.
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B

## Description

The Linen House comprises 18 office suites with on site caretaker, within buildings with plenty of character and floor to ceiling windows.

This top floor (2nd) mainly open plan office located within a quiet gated complex. The property has been partly renovated and benefits from, two partitioned offices, sky lights, electric heating, good natural light, carpet throughout, kitchen and WC.

Externally there is one allocated parking space.

## Location

The office is located on Kilburn Lane close to its junctions with Beethoven Street and Bravington Road situated in Queens Park and Maida Vale borders.

The surrounding area comprises a mixture of character residential and commercial properties close to Queens Park.

Queens Park Station (Overground) and Kensal Green (Bakerloo and Overground) are within walking distance and numerous buses serve the area.

## Accommodation

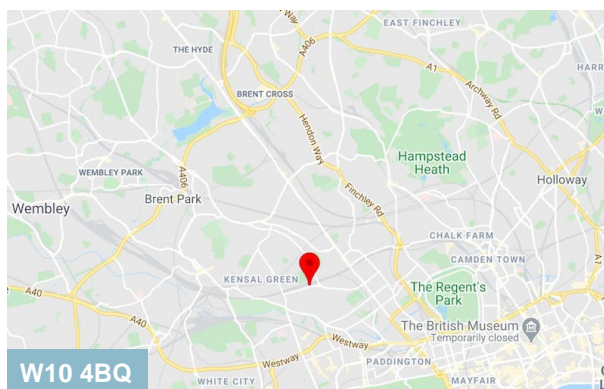
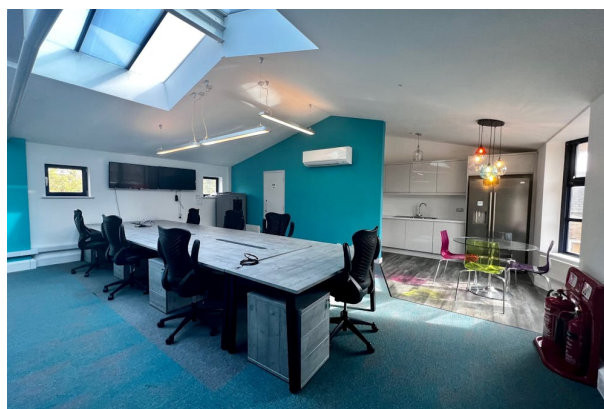
Name	sq ft	sq m	Availability
2nd	1,125	104.52	Available
<b>Total</b>	<b>1,125</b>	<b>104.52</b>	

## Legal Costs

Each party to be responsible for their own legal costs incurred

## VAT

Plus VAT



## Viewing & Further Information



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