



## Self contained ground floor office space in Queens Park

### **UNIT 2B ~ NW WORKS**

135 Salusbury Road, Queens Park,  
NW6 6RJ

Office  
**TO LET**

**645 sq ft**  
(59.92 sq m)

- Refurbished throughout
- Flexible leasing and furnishing options available
- Excellent transport connections
- Secure and peaceful business park
- On site cycle storage
- Air conditioning and heating
- New kitchen

# Unit 2b ~ NW Works, 135 Salusbury Road, Queens Park, London, NW6 6RJ

## Summary

<b>Available Size</b>	645 sq ft
<b>Rent</b>	£52.00 per sq ft
<b>Rates Payable</b>	£11.31 per sq ft
<b>Rateable Value</b>	£14,250
<b>Service Charge</b>	To be confirmed.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

NW Works provides modern business space in an attractive, peaceful and secure gated setting. A variety of sizes are available from 800 sq ft up to 6,000 sq ft, all benefitting from impactful design-led refurbishment.

Unit 2b NW Works is a self contained ground floor office which has been refurbished.

Fitted options with furniture are available.

## 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 neighbourhood include Milk Beach, Wolfpack, Bobs Café, Gails, The Salusbury, Michiko Sushino, The Alice House, Cocotte, and Planet Organic.

A green lung in NW London – walk, run or ride to work, what's better than that. Yoga Loft is conveniently located on Lonsdale Road.

Queens Park is nearby with allweather tennis courts, ornamental gardens, children's playground, and even a City Farm.

## Accommodation

The accommodation comprises of the following

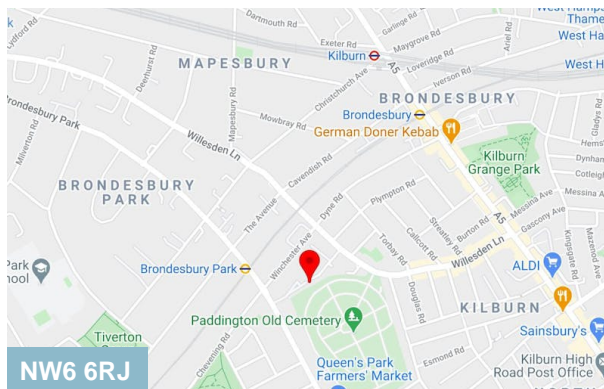
Name	sq ft	sq m	Availability
Ground	645	59.92	Let
<b>Total</b>	<b>645</b>	<b>59.92</b>	

## Legal costs

Each party to be responsible for their own legal costs.

## VAT

Plus VAT



## Viewing & Further Information



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