

Launching in 2024...

# 111-115 Salisbury Road

Queens Park, London NW6 6RG

By Akoya

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Self-contained office & potential  
medical or education  
opportunity (STPP)  
29,619 sq ft



Grade A headquarters building with parking in the heart of Queens Park, NW6 and available to occupy Q4 2024.

Building would suit a range of uses\*, benefitting from onsite rear car parking and secure delivery access and storage.

Arranged over three floors with passenger lift access to all floors. Superb central atrium providing light throughout.



\*Subject to all necessary consents being obtained.







# London Borough of Brent – demographic statistics

## Population



Brent’s population is projected to grow by 25% between 2019 and 2041 - an additional 84,800 residents.



Growth will be strongest in the older age groups: the number of residents aged 65 and over is expected to increase by 85%.

## Employment



Between 2010 & 2018, the employment rate rose, with 72% of Brent’s working age population now in employment.



Health sector is the largest sector of employment in Brent at 16%, equating to c. 20,000 jobs.

## Health



Life expectancy for residents in Brent is increasing, exceeding the London average.



# Specification

- Back up generator to the rear of the building linked to 2.No comms rooms
- 2.No comms rooms at first floor level with a significant quantity of 32a commando sockets. Gas fire suppression supply to both comms rooms
- L3 Fire Alarm System
- 2.No supply and extract systems (Daikin VAM Units)
- DX Fan Coil Units installed throughout
- Wall Mounted VRV Indoor units within all partitioned offices
- Sprinkler system over Ground, First and Second Floor
- Passenger lift serving all floors, including level access to private car park
- DALI/ LED lighting throughout
- Intercom entrance and vehicular access gates to rear gated car park
- Motorised window actuators to atrium and to first floor mono pitched roof
- Wifi System installed throughout
- Intruder alarm
- Comprehensive door access control system
- Numerous Distribution Boards located throughout the building.

## Planning

III-II5 Salusbury Road is located within the Queens Park Town Centre, where Brent Council encourage a range of town centre uses that fall under a Class E use class, including medical use. The use of III-II5 Salusbury Road for Class E medical use would align with Brent Council's planning policies and would be an appropriate use of the building, subject to obtaining the necessary consents.





# Floor plans

Ground floor  
7,710 sq. ft

First floor  
11,890 sq. ft

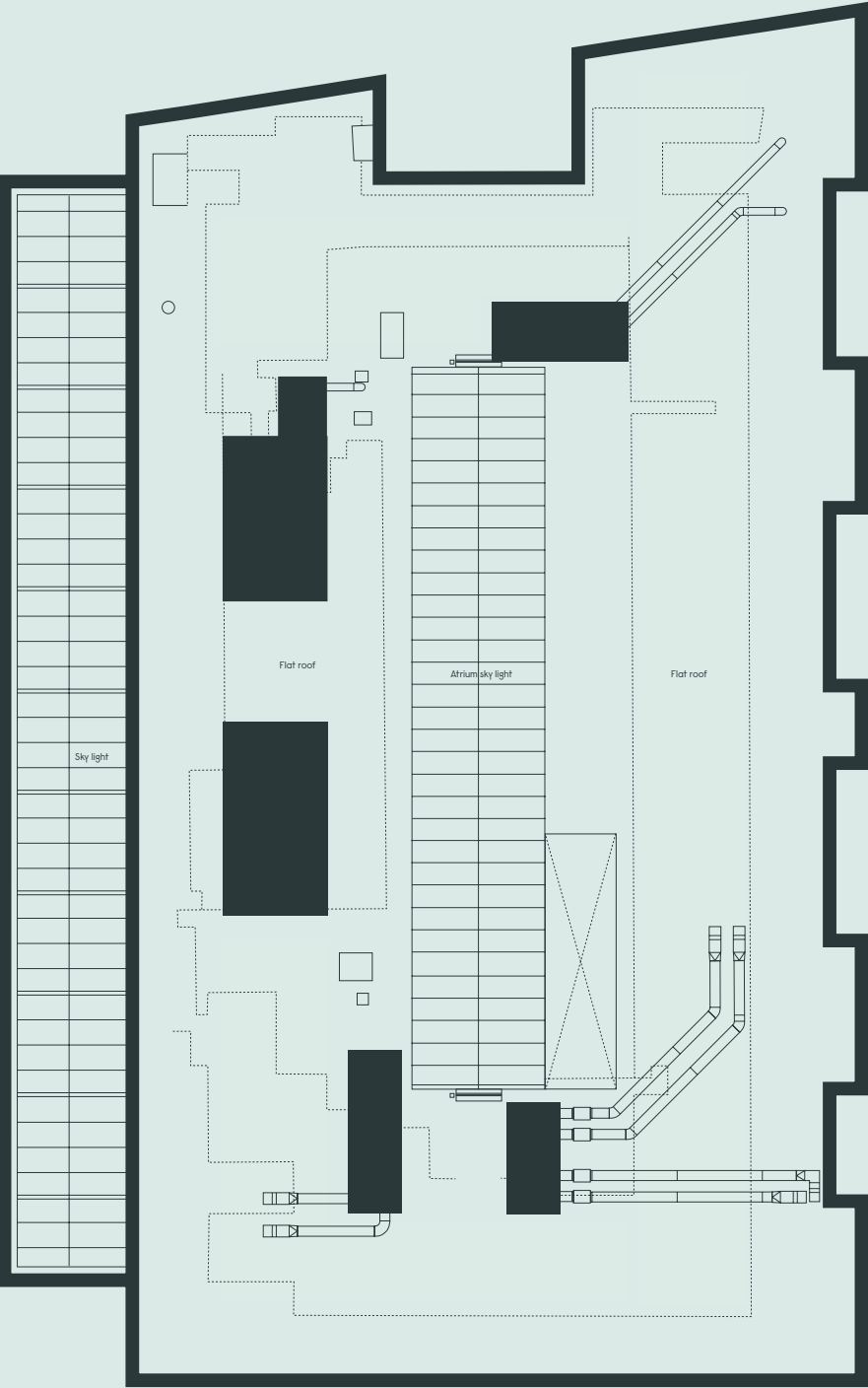
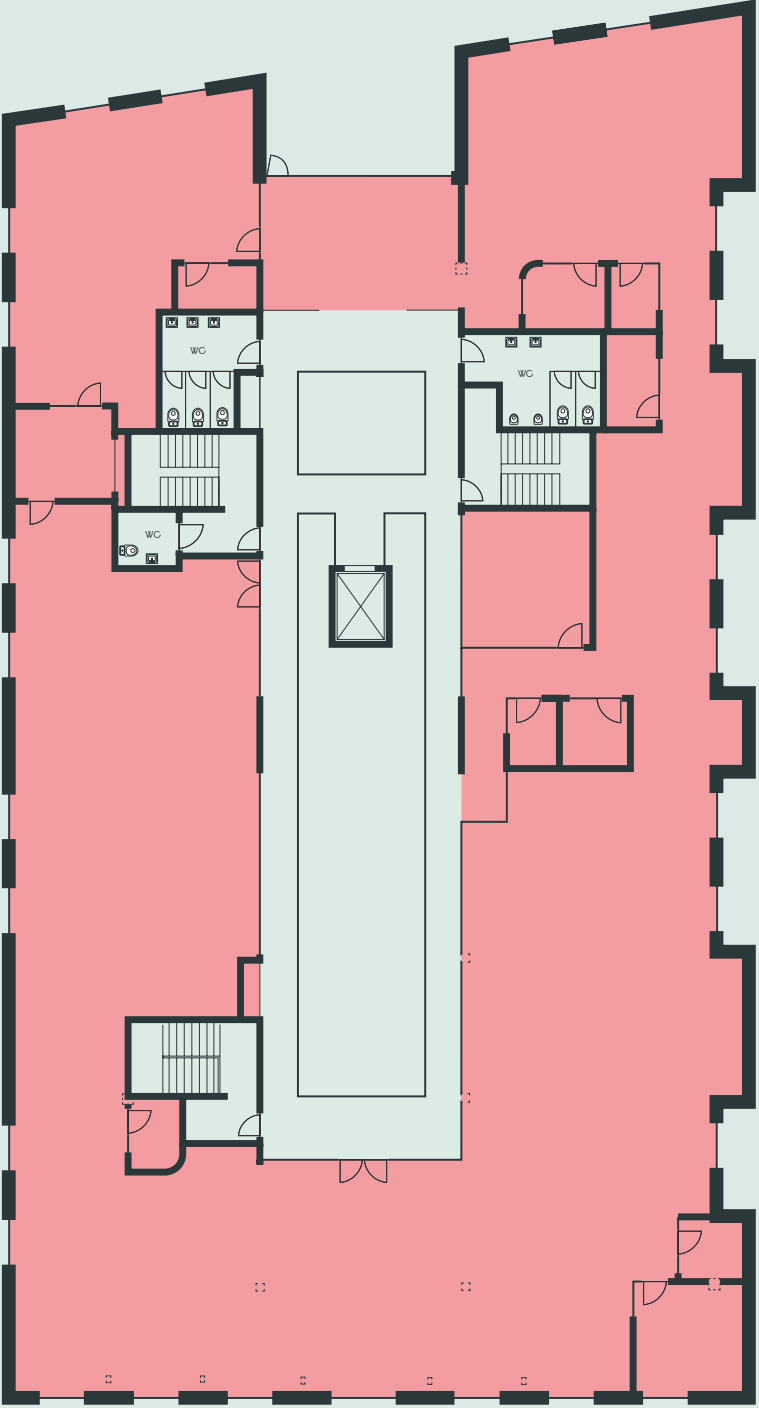
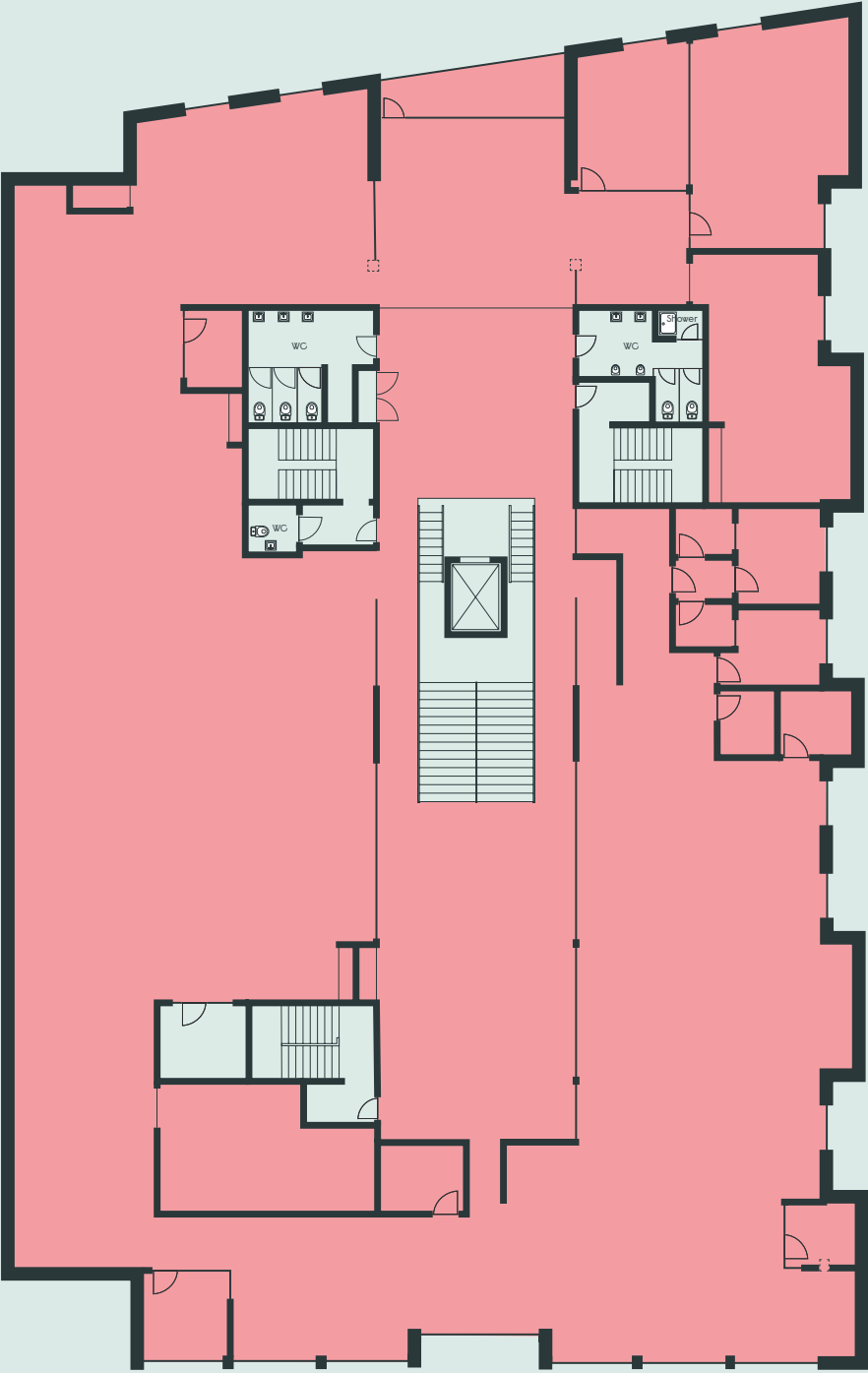
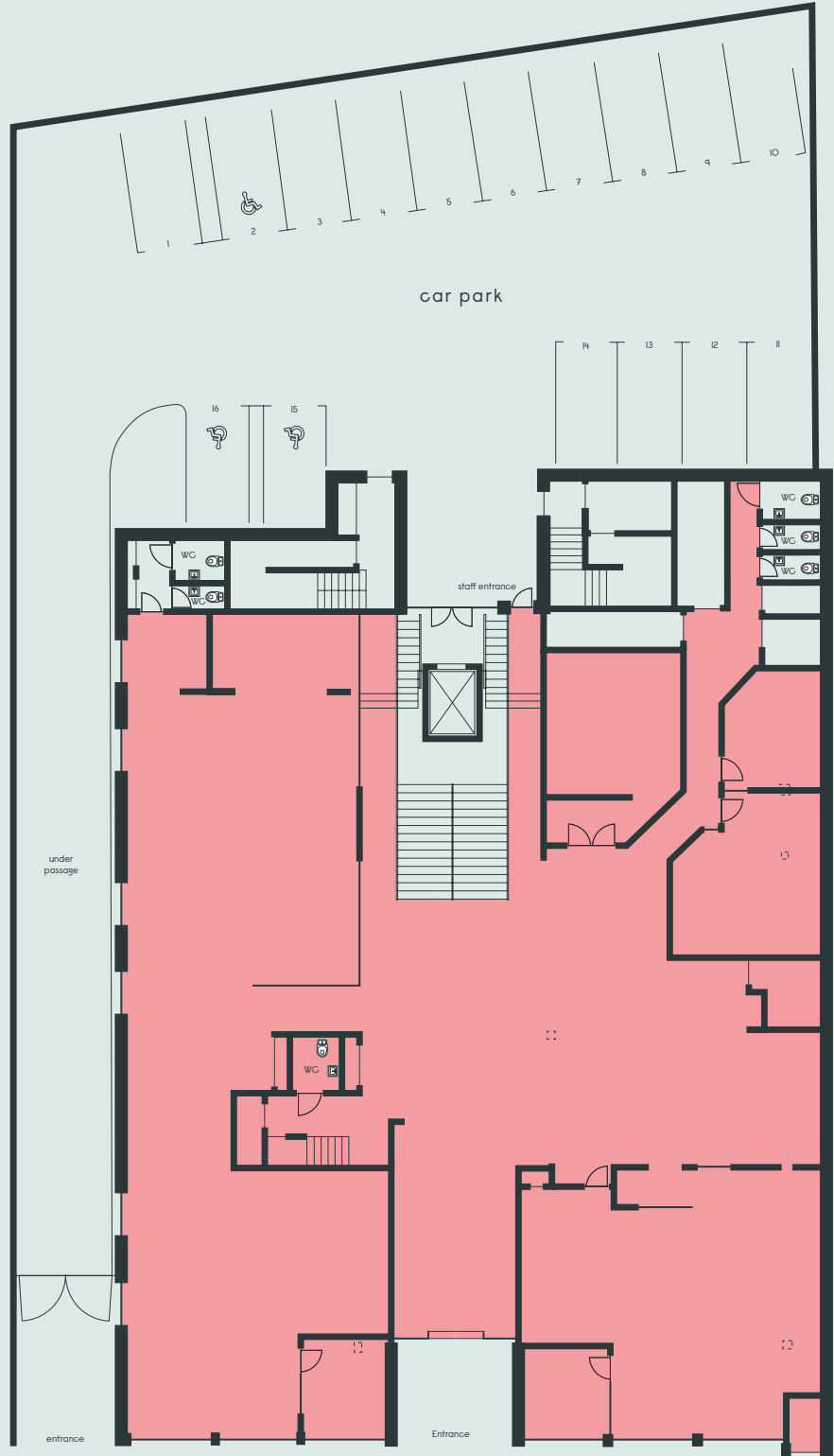
Second floor  
10,019 sq. ft

Roof  
3,550 sq. ft

## Schedule of areas

Floor	sq. ft	sq. m	Availability
Second	10,019	930	Available
First	11,890	1,104	Available
Ground	7,710	716	Available
<b>Total</b>	<b>29,619</b>	<b>2,750</b>	

c.3550 sq. ft of roof space available for additional external plant (STC)





# Opportunities to reposition building internally and externally\*



\*Subject to all necessary consents.



# Akoya is all about work-life balance

**MILK BEACH**

**COFFEE**  
 OPTION: PLEASE ASK FOR  
 TODAY'S ROAST  
 RETAIL 9.5

**DRINKS**  
 ESPRESSO 2.7  
 AMERICANO 2.7  
 FILTER 3  
 CORTADO 2.8  
 FLAT WHITE 2.9  
 LATTE 3  
 CAPPUCCINO 3.5  
 MOKCHA 4  
 ICED LATTE 3.5  
 ICED OOLONG MILK TEA 4  
 POSTCARD TEAS 3  
 ORANGE JUICE 4  
 OAT MILK 0.4  
 DECAF 0.4

**LITTLE BREAD PEDLAR**  
 PASTRIES 2-3  
 BREAD 3.5-4.5  
 BROWNIE 3.5

**TAKEAWAY FOOD**  
 BRUNCH MENU ITEMS 5-12

**SANDWICHES**  
 COPPA 5.8  
 PESTO & MOZZARELLA 5.8  
 CAPPUCCINO ROASTED VEG & HOUMOUS 5.8

**BEERS**  
 WOLFPACK LAGER 5  
 PARTIZAN LAGER 5  
 PALE 5  
 IPA 8

INSTA: MILKBEACHS



# Location

Well located to London's major healthcare hubs.

### To Harley Street

Driving 20 mins  
Public transport 30 mins

### To St. Mary's Hospital

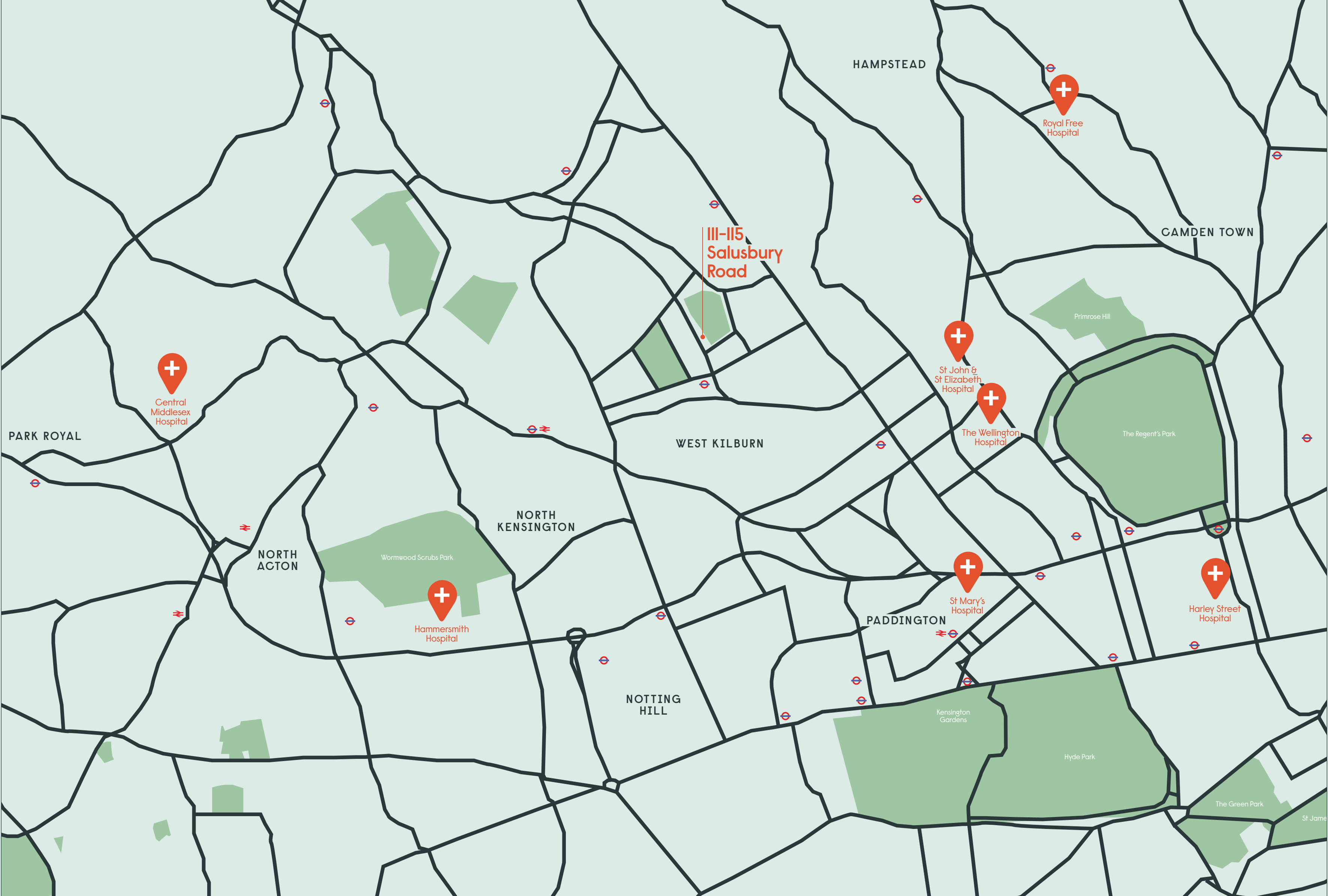
Driving 16 mins  
Public transport 24 mins

### To Royal Free Hospital

Driving 14 mins  
Public transport 21 mins

### To Hammersmith Hospital


Driving 15 mins  
Public transport 42 mins







# Location

Easily accessible by multiple public transport links.

 5 mins walk to Queen's Park Tube and Overground  
7 mins walk to Brondesbury Park Station

 6 mins to Paddington Station  
16 mins to Oxford Circus  
18 mins to Kings Cross

 14 mins to Paddington  
25 mins Oxford Circus  
30 mins Kings Cross





# Amenities

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 all-weather tennis courts, ornamental gardens, children's playground, and even a City Farm.





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For any further information  
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**Terms**

New lease from Akoya or a  
term by arrangement.

EPC: C – 59.

Akoya work life is smilier

We scour the London landscape  
to find assets in emerging  
neighbourhood locations that  
we believe are hidden gems.

Then we invest to create  
sustainable workplaces and  
creative, entrepreneurial  
communities.

Textured places with heart  
and soul where people can  
work, create, collaborate and  
have fun.

Our name comes from a  
Japanese cultured pearl. It fits  
us perfectly because we create  
places that become pearls.

[www.akoyalondon.com](http://www.akoyalondon.com)

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