



QUEENS PARK OFFICE FOR SALE

12 LINEN HOUSE

Kilburn Lane, Queens Park, W10 4BQ

Office

FOR SALE

1,330 sq ft
(123.56 sq m)

- Located in Queens Park
- Two parking spaces
- Short walk from Queens Park Station (Bakerloo & Overground lines)
- Nestled in a private gated office complex
- Ideal for owner occupiers or investors
- 2 x W/C's and kitchenette
- 999 year lease from 25th March 2004.

12 Linen House, Kilburn Lane, Queens Park, W10 4BQ

Summary

Available Size	1,330 sq ft
Price	£299,000
Business Rates	N/A
Service Charge	£3.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

12 Linen House is located on the second floor of the West Wing within a characterful gated courtyard development in Queens Park. The property is accessed via a private shared entrance lobby off the courtyard.

12 Linen House is a mainly open plan office with two partitioned private rooms and excellent natural light throughout. The office benefits from 2 x W/C's, kitchenette, perimeter trunking, intercom, air conditioning and two parking spaces.

The office is available with full vacant possession.

Location

The office is located on Kilburn Lane close to its junctions with Beethoven Street and Bravington Road situated in Queens Park. The surrounding area comprises a mixture of character residential and commercial properties close to Queens Park and Kensal Rise. Queens Park Station (Bakerloo and Overground), Kensal Green (Bakerloo and Overground) and Brondesbury Park (Overground) are within walking distance and numerous buses serve the area.

Accommodation

The accommodation comprises the following areas:

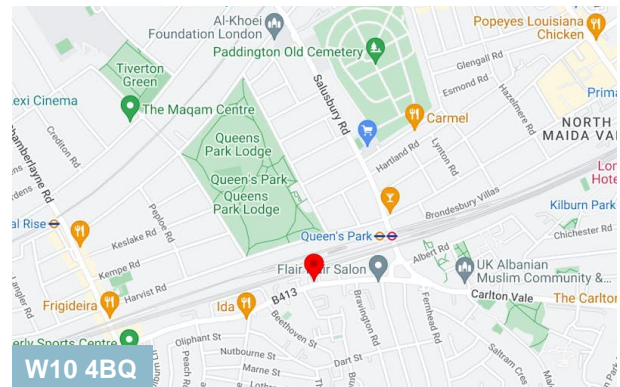
Name	sq ft	sq m	Availability
2nd - 12 Linen House	1,330	123.56	Available
Total	1,330	123.56	

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

Terms

The offices are offered on a 999 year long leasehold from the 25th March 2004.



Viewing & Further Information



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