



Refurbished office space in Queens Park with parking

11 LINEN HOUSE

253 Kilburn Lane, Queens Park, W10 4BQ

Office

TO LET

1,241 sq ft

(115.29 sq m)

- Two allocated parking space
- Kitchen and WC
- Three partitioned meeting rooms
- Good natural light throughout
- Walking distance to Queens Park Station (Bakerloo and Overground)
- Located in Queens Park
- Suitable for E use classes

Summary

Available Size	1,241 sq ft
Rent	£20 per sq ft
Rates Payable	£9.68 per sq ft
Rateable Value	£22,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,241	115.29	Available
Total	1,241	115.29	

Description

The Linen House comprises 18 office suites within buildings with plenty of character, natural light and an array of interesting businesses.

The first floor office is located just off a private gated courtyard. The property has been recently decorated and benefits from the partitioned offices, electric heating, good natural light, wood flooring throughout, kitchen and WC. Externally there are two allocated parking space.

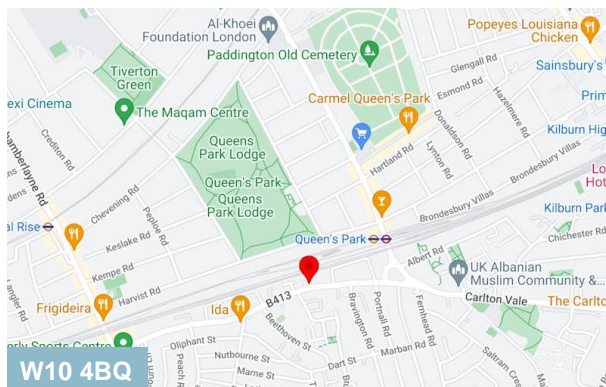
The building would be ideal for a range of businesses and users and is available for immediate occupation.

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.



Viewing & Further Information



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Net Internal Area = 1241 sq ft / 115.3 sq m

For identification only - Not to scale

