



OFFICE TO LET | 4,700 SQ FT

**THE COACHWORKS, KIMBERLEY ROAD, QUEENS PARK, NW6 7SG**

## IMPRESSIVE, ARCHITECTURALLY DESIGNED GRADE A OFFICES IN QUEENS PARK WITH PARKING

- Passenger lift
- 2 parking spaces in a gated car park
- Superb ceiling heights to both floors creating light and airy space
- 3 phase power
- Close to restaurants and transport connections in Queens Park
- Excellent staff facilities with two kitchens, a selection of W/C's and showers and a wellness room
- Building award winning architects designed by March & White



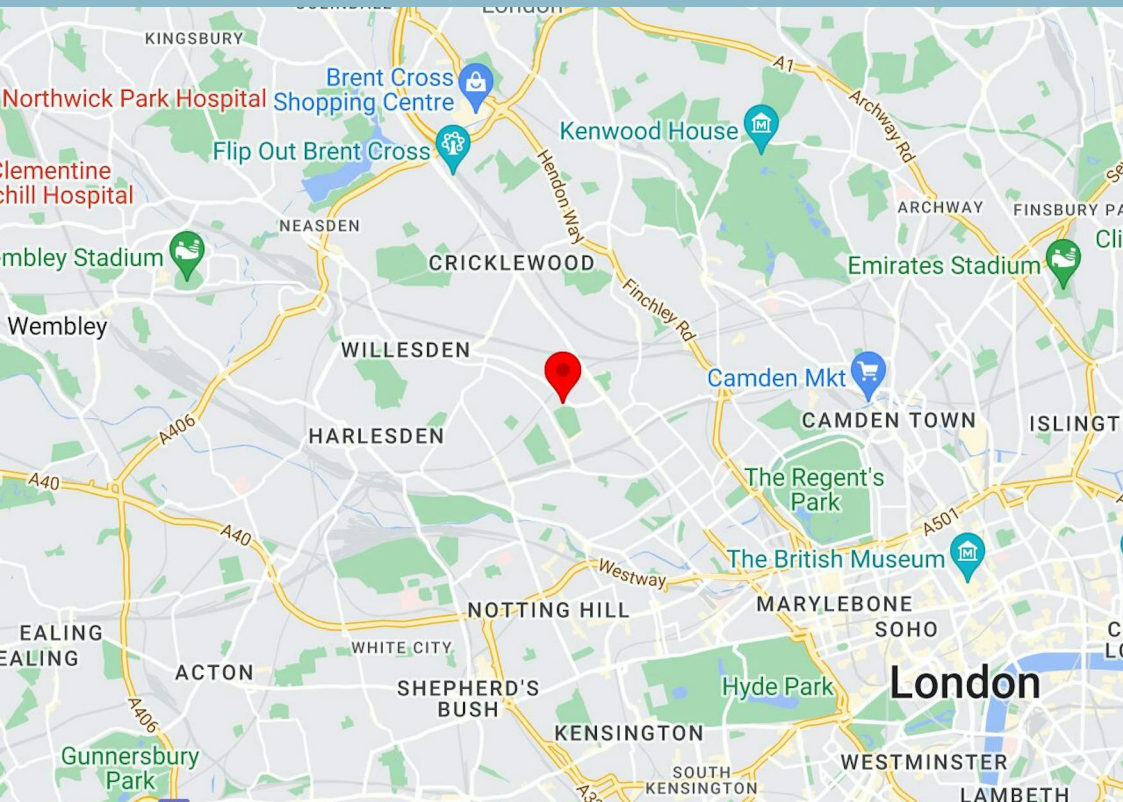
# DESCRIPTION

The Coachworks, Queens Park was originally built as the Hoopers, Rolls Royce & Bentley coachworks and has been brought back to life with a comprehensive refurbishment. The building is now home to this truly stunning commercial space over ground and first floors with private, luxury apartments above.

The available self-contained space combines original warehouse features with ultra modern touches and offers a rare opportunity to occupy a HQ style building in Queens Park.

The property has an industrial finish that includes exposed beams, ceiling heights of up to 3.5 meters, designer lighting, lots of natural light and a collection of board rooms, private meeting rooms, offices and a wellness room.

Additional benefits include, security alarm, rear access with loading bay, two allocated parking spaces, white noise sound system, intercom, mixture of concrete screed and carpeted floors, gas central heating, double glazed windows, 24/7 access, kitchenette and WC's.



# LOCATION

Kimberley Road is a quiet road in-between Willesden Lane and Queens Park, NW6. With Queens Park's cafes, shops, bars and restaurants within a short walk, including Queen's Park Station (Bakerloo Line) and Brondesbury Park (Overground).



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground	2,350	218.32	Available
1st	2,350	218.32	Available

## RENT

£35 per sq ft

## TERMS

A new Full Repairing & Insuring lease for a term by arrangement.

## EPC

B

## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT



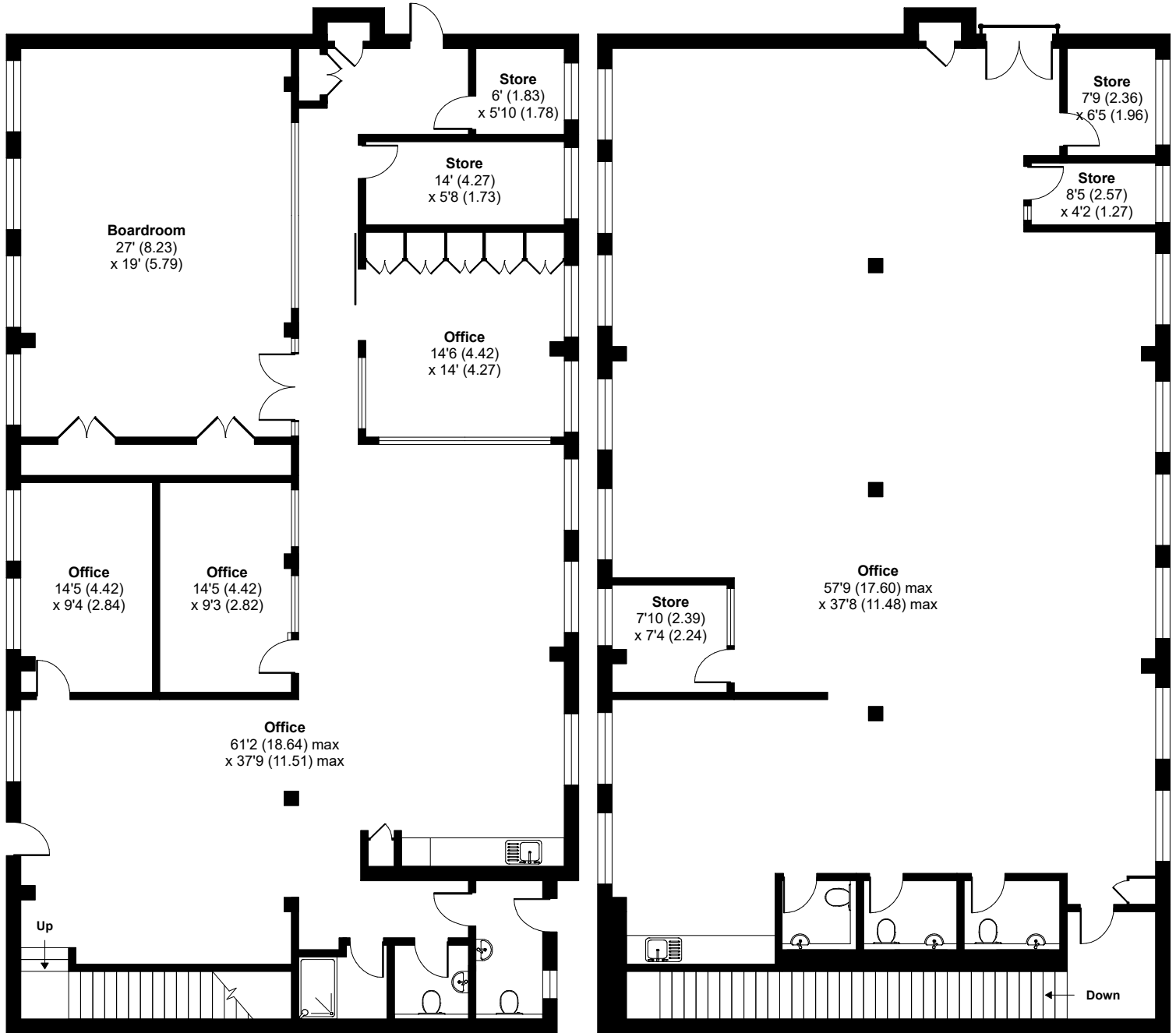
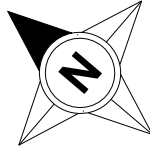
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# Kimberley Road, London, NW6



GROUND FLOOR

FIRST FLOOR

