



Refurbished office space in Queens Park with parking

17 LINEN HOUSE

253 Kilburn Lane, Queens Park, W10 4BQ

Office

TO LET

1,125 sq ft

(104.52 sq m)

- One allocated parking space
- Mainly open plan
- Kitchen and WC
- Two partitioned meeting rooms
- Sky lights and good natural light throughout
- Walking distance to Queens Park Station (Bakerloo and Overground)
- Air-conditioning

Summary

Available Size	1,125 sq ft
Rent	£22,500 per annum
Rates Payable	£9.46 per sq ft
Rateable Value	£19,500
Service Charge	£5,013 per annum To be confirmed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The Linen House comprises 18 office suites with on site caretaker, within buildings with plenty of character and floor to ceiling windows.

This top floor (2nd) mainly open plan office located within a quiet gated complex. The property has been partly renovated and benefits from, two partitioned offices, sky lights, electric heating, good natural light, carpet throughout, kitchen and WC.

Externally there is one allocated parking space.

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.

Viewings

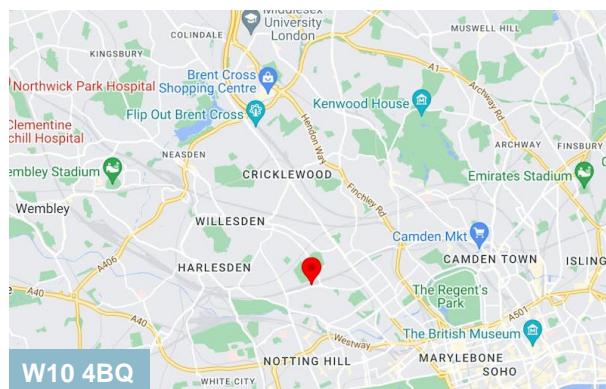
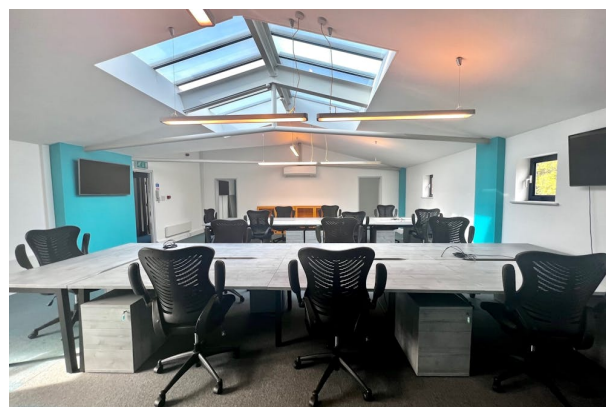
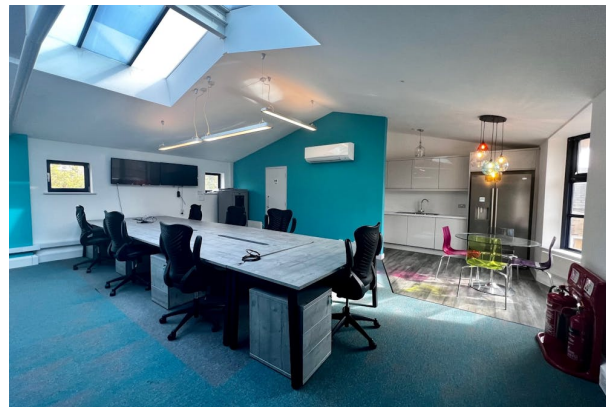
Via arrangement with the sole agents Dutch & Dutch.

Legal Costs

Each party to be responsible for their own legal costs incurred

VAT

Plus VAT



Viewing & Further Information



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