



**AVAILABLE TO LET** 

## The Courtyard, 100 Villiers Road

100 Villiers Road, Willesden, London, UK NW2 5PJ

Selection of Modern Office Suites to Rent



## Selection of Modern Office Suites to Rent

A choice of 3 office suites, available separately or as a whole. The offices are set on ground and first floors of this modern complex.

Benefits include solid engineered wood flooring, open plan layout as well as glass portioned offices, gas heating, kitchenette and WCs.

Externally there is allocated parking and cycle storage.

The offices are available now on a new lease direct from the Landlord. The rent is inclusive of the service charge.

Rent From £26.00 psf

**Est. S/C** £1.50 psf

Building type Office

Planning class B1

Sizes 5,393 Sq ft

VAT charges Plus VAT

EPC certificate Available on request

Marketed by: Dutch & Dutch

For more information please visit:

https://realla.co/m/36227-the-courtyard-100-villiers-

road-100-villiers-road





Private gated complex

Choice of 3 office suites

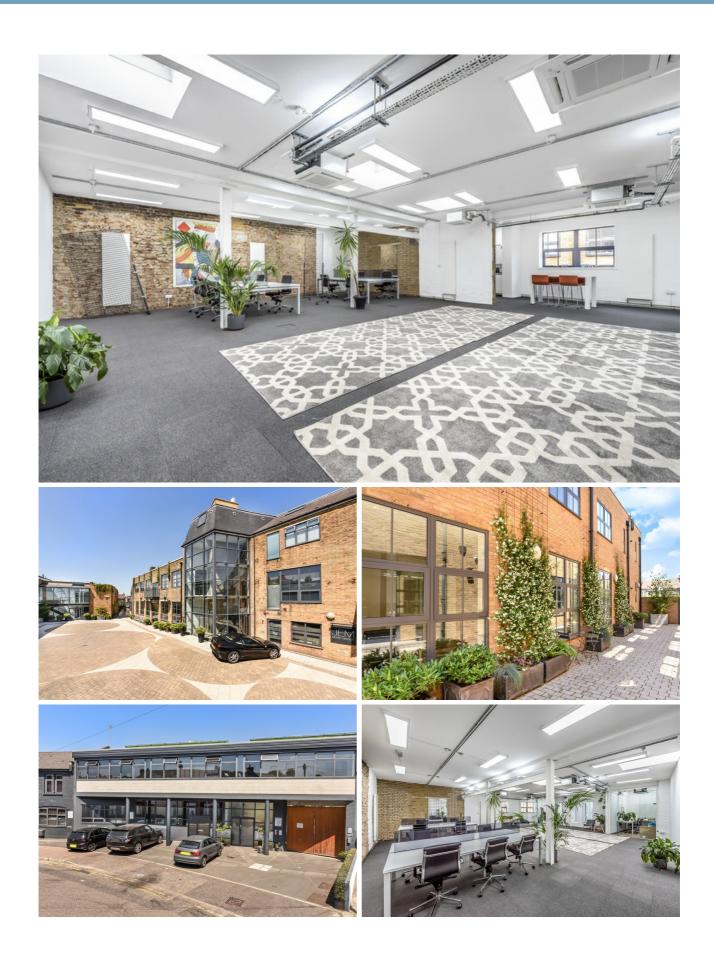
Within a beautiful courtyard setting

Allocated parking

Ready for immediate occupation

Flexible lease terms available









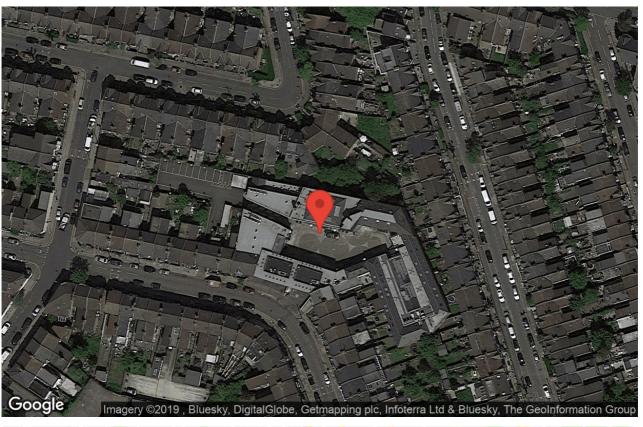








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Data provided by Google



## Floors & availability

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Status
Studio 2	Ground	1,690	£24.00	£1.50	£43,095.00	Available
Studio 4	Ground	2,454	£29.50	£1.50	£76,074.00	Available
Studio 11	First	1,798	£24.00	£1.50	£45,849.00	Available
Total		5,942			£165,018.00	

**Location overview** This gated courtyard is only a few moments from the restaurants and cafes of

Willesden High Road as well as Dollis Hill Station (Jubilee Line).

Airports London Heathrow 10.9m, London City 12.8m, London Luton 23.1m

National rail Cricklewood 1.1m, Brondesbury Park 1.2m, Kensal Rise 1.2m

**Tube** Dollis Hill 0.2m, Willesden Green 0.5m, Neasden 0.7m

Estimated service charge £1.50 psf

**Legal costs** Each party to be responsible for their own legal costs.

VAT Plus VAT

Planning class B1

**EPC** Available on request



Notes:	



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Quote reference: RENT-31629

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.