



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 partitioned 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





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



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:



☎ 020 7794 7788
✉ info@dutchanddutch.com

Dutch & Dutch
Zach Forest
☎ 020 7443 9867
☎ 07890 209 397
✉ zach@dutchanddutch.com

Dutch & Dutch
Peter Wilson
☎ 020 7443 9862
☎ 07896 678 182
✉ peter@dutchanddutch.com

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.