

OFFICE TO LET | 1,709 SQ FT

1 NW WORKS, 135 SALUSBURY ROAD, QUEENS PARK, NW6 6RJ

EXQUISITELY REFURBISHED AND FULLY FITTED OFFICE SPACE LOCATED IN THE HEART OF QUEENS PARK

- Air conditioned
- Located in the centre of Queens Park's premier business estate NW Works
- Landscaped courtyard with a range of exciting businesses including Fashion, Tech, TV/FIlm and Music
- Fully fitted and styled by Hop Interiors
- Backbone connect fibre available
- Parking available
- Self-contained
- Brand new kitchen and wcs



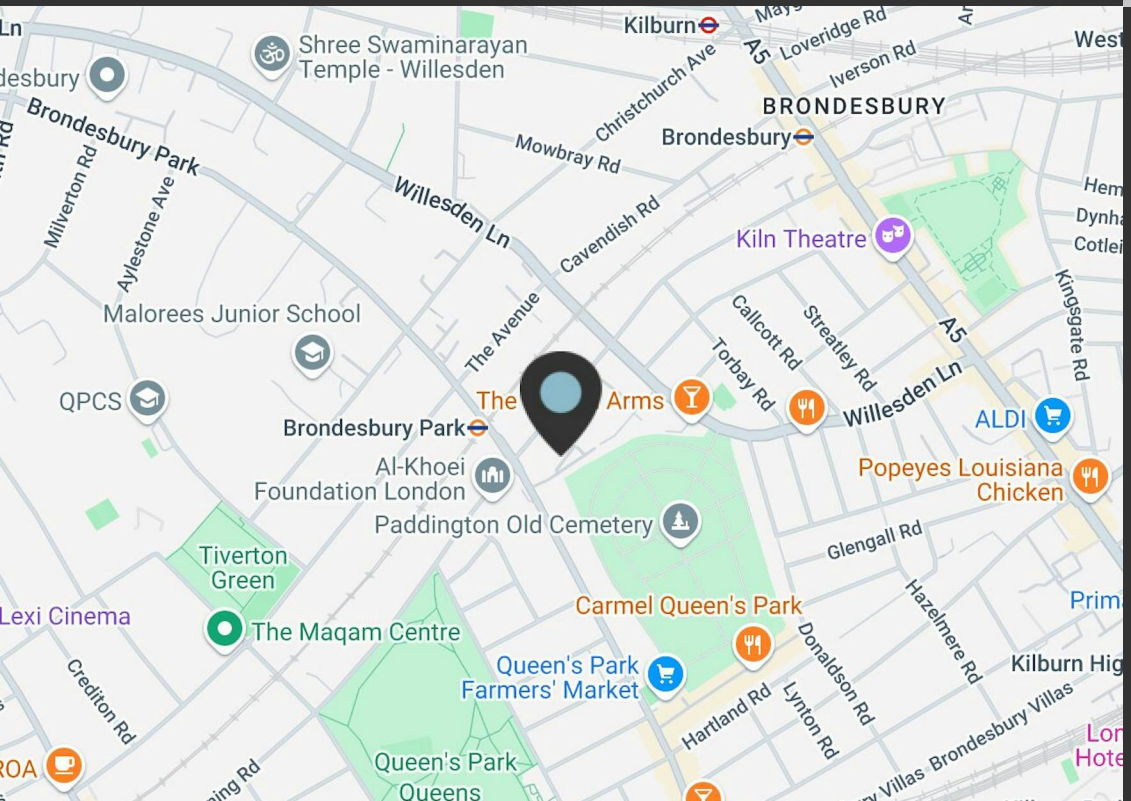
DESCRIPTION

NW Works is an exciting office development situated within Queen's Park's premier courtyard business estate, offering stylish workspace in an attractive, peaceful and secure gated environment. The estate is home to a diverse range of occupiers spanning the fashion, media, television and technology sectors.

Unit 1 NW Works has undergone a comprehensive architect-led refurbishment, designed with a focus on wellbeing, mindfulness and a strong connection to its landscaped surroundings. The office is fully furnished by Hop and provides contemporary open-plan accommodation with wood flooring, air conditioning, excellent natural light, brand-new WC facilities and a modern fitted kitchen.

Occupiers also benefit from access to attractive communal outdoor spaces, a secure cycle store with dedicated lockers, and the popular Dark & Light coffee shop conveniently located at the entrance to the estate.





LOCATION

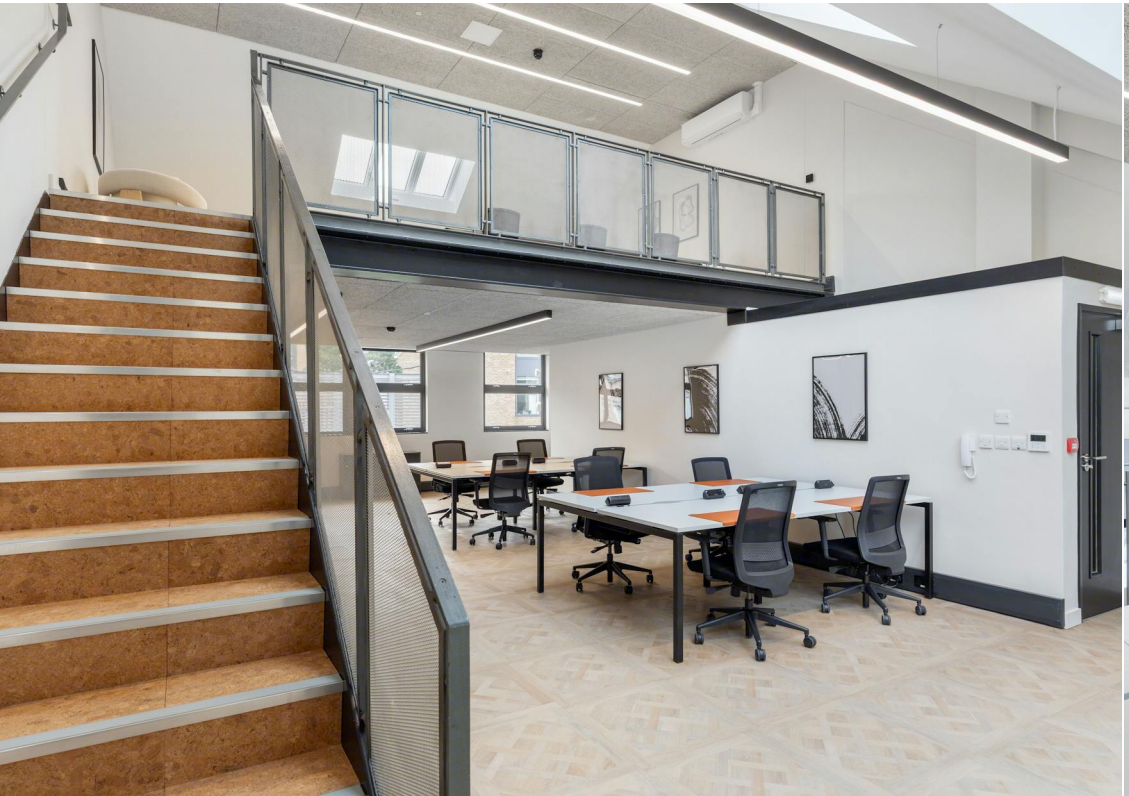
The area has become a hit with Queen’s Park’s locals who gather to enjoy the area’s excellent bars and restaurants. Popular eateries in the neighborhood include Milk Beach, Wolfpack, Bobs Café, Gails, The Salusbury, Michiko Sushino, The Alice House, Cocotte, and Planet Organic.

The location offers excellent transport links with Brondesbury Park Station (Overground) on the estates doorstep and Queens Park Station (Bakerloo Line) a short walk away.

The estate benefits from a well established tenant base with a range of exciting businesses including Jaded London, Padma Design, Apoha, Nina Gold, Plus Rooms Ltd and Rachel Winham Interior Designs.









AVAILABILITY

Name	sq ft	sq m	Availability
Ground	715	66.43	Available
1st	603	56.02	Available
Mezzanine	391	36.33	Available

RENT

£50 per sq ft

RATES & CHARGES

Service charge: £4.60 per sq ft
Rates payable: N/A

TERMS

New lease for a term by arrangement with incentives available depending on lease lengths.

EPC

A

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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