

OFFICE TO LET | 1,168 SQ FT

UNIT 10 QUEENS STUDIOS, 121 SALUSBURY ROAD, QUEENS PARK, NW6 6RG

STUNNING BUSINESS SPACE IN AN AMAZING WAREHOUSE CONVERSION IN QUEENS PARK ALL INCLUSIVE RENTAL PACKAGE AVAILABLE

- Brand new facilities with new Kitchenette and W/C's
- 1x allocated parking
- Mezzanine office space
- Three minutes' walk to Queens Park Station (Bakerloo Line) and Brondesbury Park Station (Overground Line)
- Manned reception during office hours
- Expertly designed to offer an exciting and bright workspace
- Communal shower's and lockers
- Ample secure bike storage

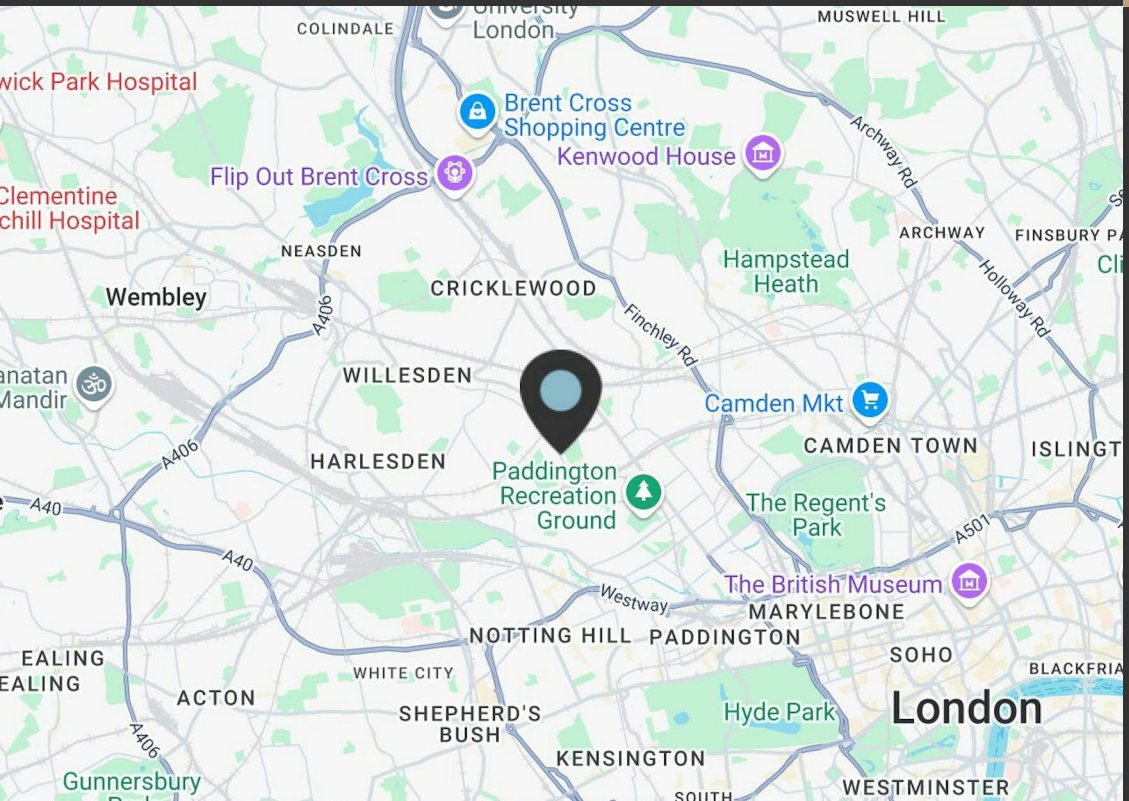


DESCRIPTION

Queens Studios is a attractive former warehouse set in a prominent position along Salusbury Road. The estate has an eclectic mix of exciting tenants including fashion, architecture, fitness and retail.

The office has undergone a substantial refurbishment to include new flooring, lighting, air conditioning, modern fitted kitchen, WC's and communal showers. In addition the office has been designed to expose the original brick walls and wooden beams with modern exposed services to give a twenty-first-century feel to a heritage building. Making it the perfect office for a wide range of businesses and uses.





LOCATION

Salusbury Road forms the lifeblood of the area with an eclectic array of restaurants, gastro pubs, bars and independent retailers. Nearby operators include, Planet Organic, Michiko Sushino, Dark Habit, Jacks Café, Wolfpack, Salusbury Gastropub & Food Store, Bob's Café and Alice House to name a few.

Moments away is Lonsdale Road, a quaint 19th century cobbled mews, now peppered with multi award winning designers, architects, media studios, interior design academies and craftsmen.




STUDIO
TWO





AVAILABILITY

Name	sq ft	sq m	Availability
1st	1,168	108.51	Available

RENT

£49 per sq ft

RATES & CHARGES

Service charge: £6 per sq ft
Rates payable: £19,572.49 per annum Tenants are advised to rely on their own enquiries with the London Borough of Brent.

TERMS

A new lease is available for a term by arrangement.

EPC

B

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



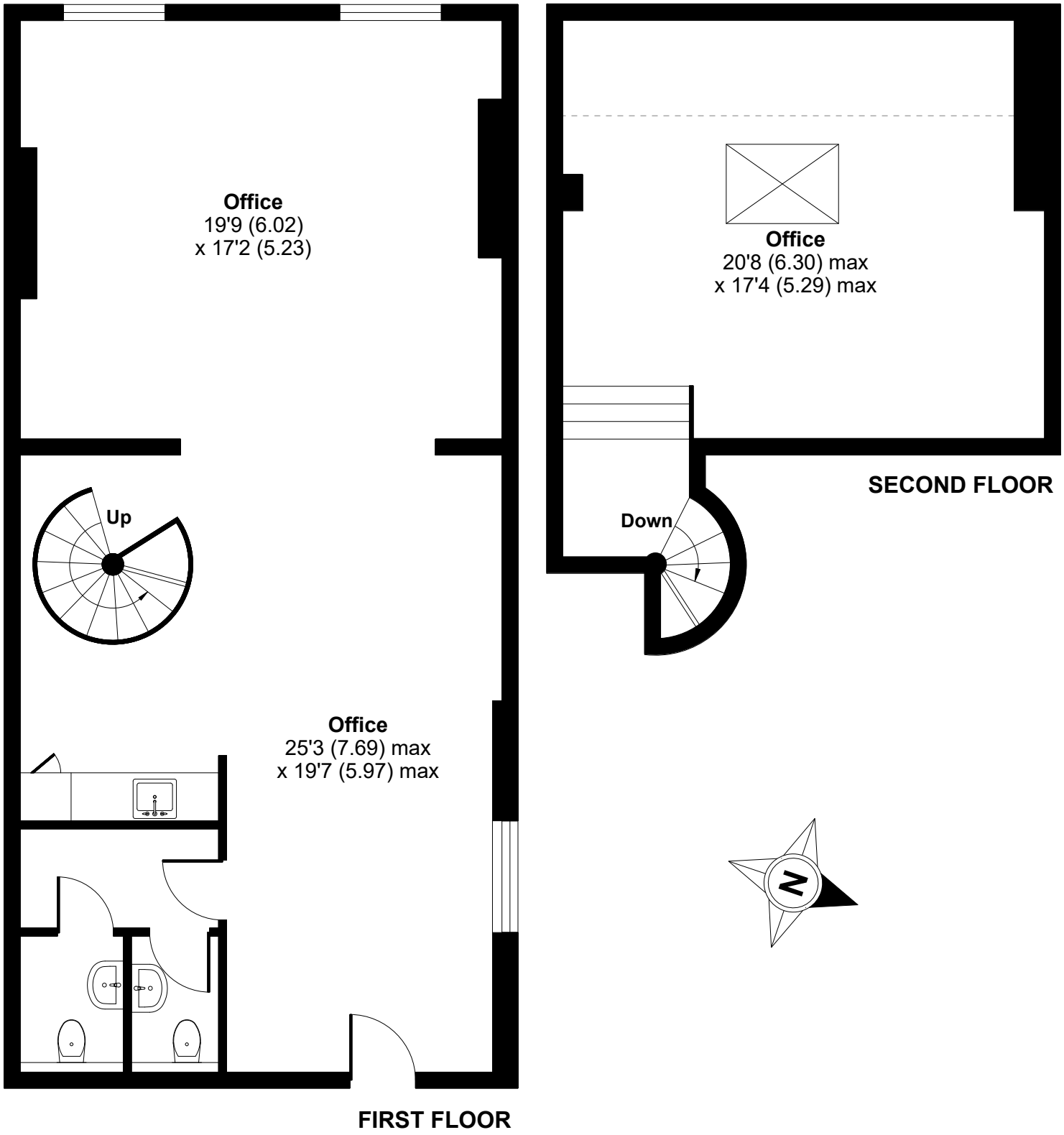
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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 24/06/2026

Salusbury Road, Queens Park, LONDON, NW6

Net Internal Area = 1077 sq ft / 100 sq m
Limited Use Area = 74 sq ft / 6.8 sq m
Total = 1151 sq ft / 106.8 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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