

OFFICE TO LET | 1,300 SQ FT

FF 23 LONSDALE ROAD, QUEENS PARK, NW6 6RA

STUNNING FIRST FLOOR OFFICE IN THE CENTRE OF LONSDALE ROAD NEW LEASE AVAILABLE AND SUITABLE FOR A RANGE OF E USES

- Located on North West London's premier road in the mix of a plethora of fantastic businesses
- In the heart of Queens Park just off Salusbury Road
- A short walk to Queens Park Station (Bakerloo and Overground)
- First floor office with access from Lonsdale Road
- Excellent condition throughout with exposed services and brickwork, wooden floor and great natural light
- Suitable for office / showroom / fitness / medical



DESCRIPTION

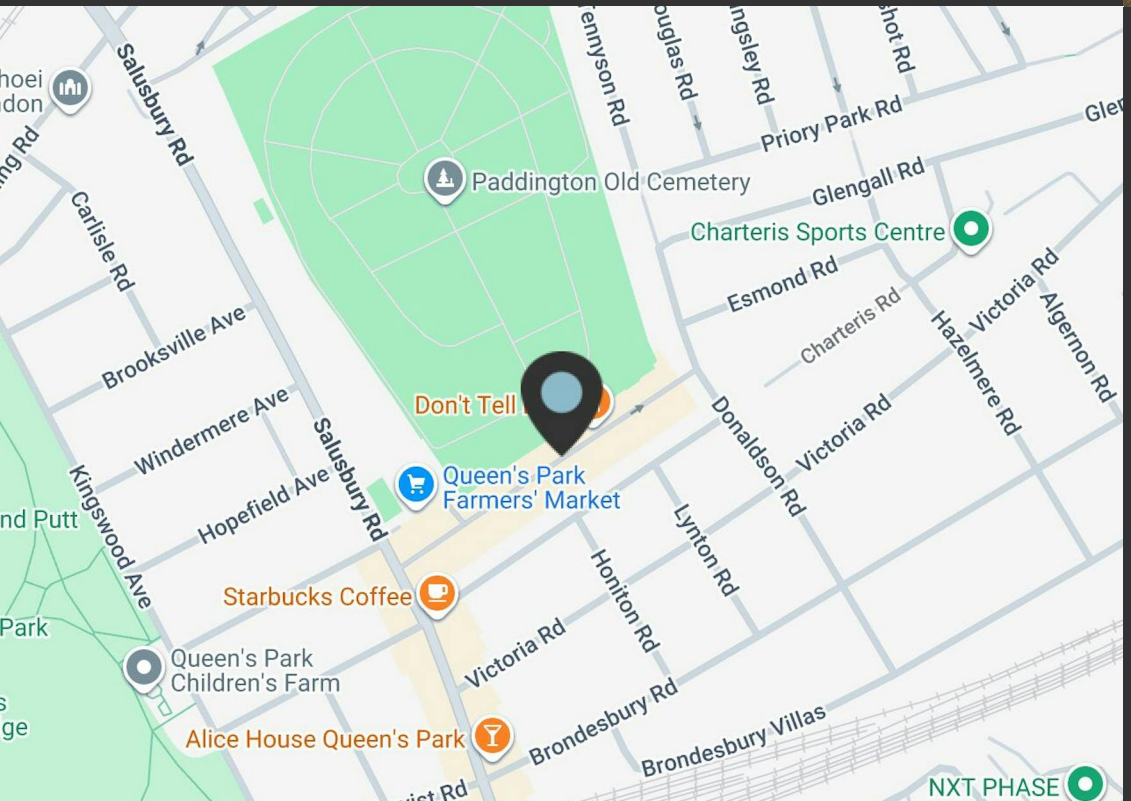
A bright and characterful first floor open plan office, presented in exceptional condition throughout.

The space benefits from exposed brickwork, original beams and Velux windows, providing excellent natural light and an attractive working environment. The office is further complemented by a modern kitchen and two WCs.

Occupying a prominent position on Lonsdale Road, above Carmel, the property is well located within the heart of the area.

An ideal opportunity for a wide range of occupiers, the premises are ready for immediate occupation.





LOCATION

Located in the heart of Queen’s Park, one of London's most vibrant neighborhoods and within close proximity to Central London. The location benefits from being a short walk to Queen’s Park a stunning 30-acre Victorian park which provides recreational space for local residents and business occupiers.

Lonsdale Road itself is home to and surrounded by a plethora of independent, boutique retailers such as Provenance Village Butcher, Gail’s Bakery, The Salusbury Winestore & Deli, The Alice House, Wolfpack Brewery and Queen’s Park Books making it an excellent location for a wide range of businesses.









AVAILABILITY

Name	sq ft	sq m	Availability
1st	1,300	120.77	Available

RENT

£72.50 per sq ft

RATES & CHARGES

Service charge: £2.50 per sq ft

TERMS

A new lease for a term by arrangement.

EPC

B

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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