

RETAIL TO LET | 1,626 SQ FT

QUEENS STUDIOS, 117-121 SALUSBURY ROAD, QUEENS PARK, NW6 6RG

STUNNING COMMERCIAL SPACE IN AN AMAZING WAREHOUSE CONVERSION IN QUEENS PARK

- Three minutes' walk to Queens Park Station (Bakerloo Line) and Brondesbury Park Station (Overground Line)
- Located in a landmark Queens Park building in the heart of Salusbury Road
- One of the largest frontages in Queens Park with two dedicated entrances
- Potential for outside seating at the front
- The largest available retail unit in Queens Park for over 5 years
- Currently running as a gym with coffee shop
- Communal shower's and lockers
- Manned reception during office hours

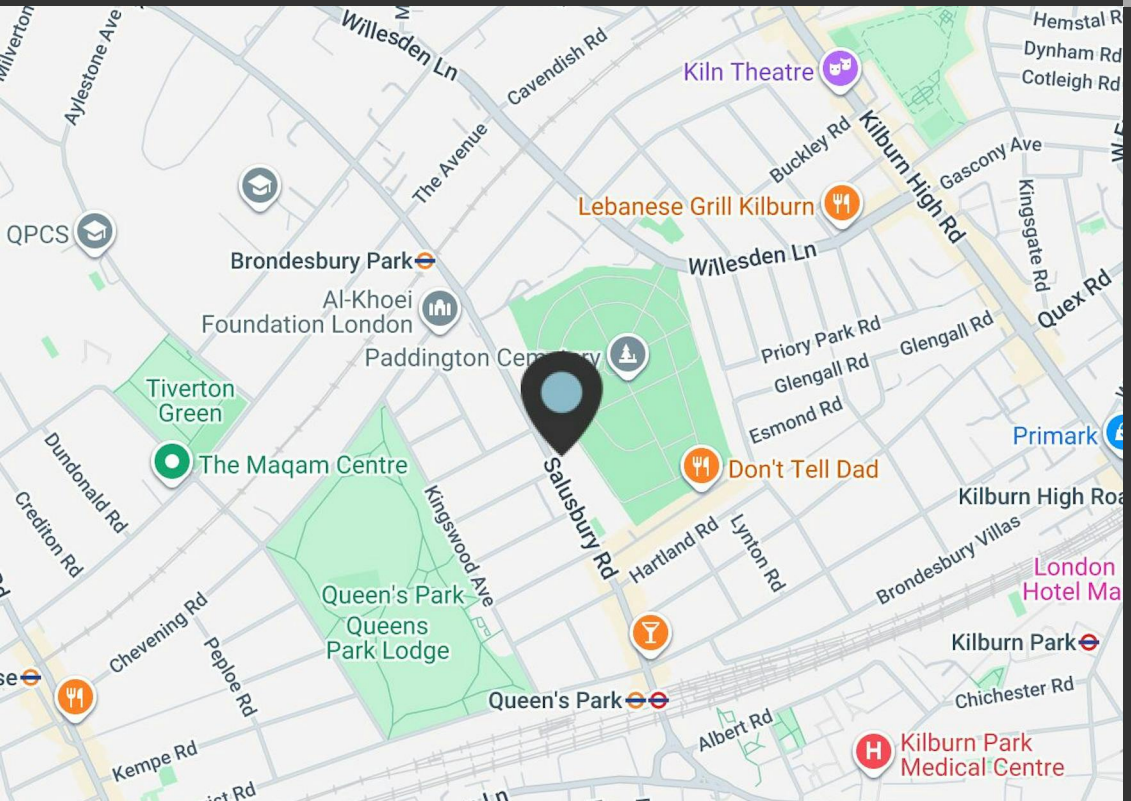


DESCRIPTION

A self-contained ground floor retail/Class E unit extending to 1,626 sq ft forming part of the distinctive Queens Studios development. The accommodation comprises a substantial open-plan area, providing flexible space suitable for a variety of occupiers and layouts. The premises further benefit from WCs and a shower, changing rooms and an existing coffee shop counter with potential for outside seating.

Set within a characterful former industrial building, the unit enjoys generous ceiling heights and an attractive studio-style environment, offering a unique opportunity for retail, leisure, showroom, fitness, office or other Class E uses, subject to the necessary consents.





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 home to award winning designers, record labels architects, media studios, interior design academies and craftsmen.


STORM
LDN


STORMLDN
QUEEN'S
STUDIOS
PLANET ORGANIC
PLANET ORGANIC


STORM
LDN


STORMLDN

AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,626	151.06	Available

RENT

£90,000 per annum

RATES & CHARGES

Service charge: £6 per sq ft
Rates payable: £37,185 per annum

TERMS

A new lease is available for a term by arrangement.

USES

The site benefits from an E-use with the potential for medical, retail, showroom, established cafe's, fitness and office occupiers.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



Peter Wilson
0207 4439862
07896678182
peter@dutchanddutch.com

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 23/11/2026