

OFFICE FOR SALE | 1,697 SQ FT

UNIT 8 THE LINEN HOUSE, 253 KILBURN LANE, QUEENS PARK, W10 4BQ

LOFT STYLE QUEENS PARK OFFICE WITH 3 PARKING SPACES 999 YEAR LEASE FROM 2004

- Short walk from Queens Park Station (Bakerloo & Overground lines)
- Located moments from Salusbury Road and the heart of Queens Park as well as Kensal Rise and Chamberlayne Road
- One of 18 units in a gated office complex
- Great natural light via Velux windows
- Fully fitted and ready to occupy
- Mainly open plan with a large board room
- Air-conditioned



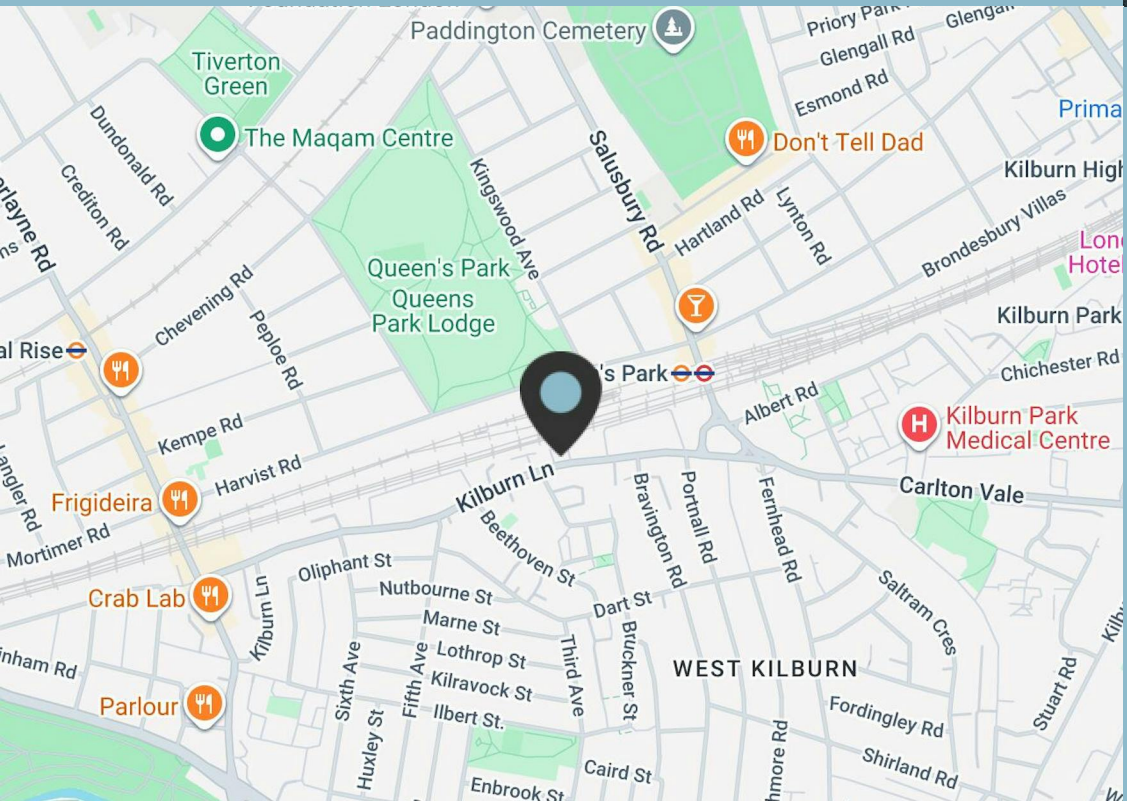
DESCRIPTION

The available accommodation comprises a 1,697 sq ft (157.7 sq m) second-floor office suite within an attractive mixed-use commercial development in the heart of Queen's Park.

The office provides a striking open-plan workspace beneath an impressive, vaulted ceiling with exposed steel trusses, creating a bright and characterful working environment. A series of large rooflights flood the space with natural light. The suite offers flexible, efficient floor space suitable for a wide range of occupiers including creative, media, technology, professional services and design businesses. The accommodation has been finished to a high standard and benefits from contemporary suspended LED lighting, air conditioning, perimeter trunking, carpeting throughout.

Situated within a well-maintained mixed-use office development, the property enjoys a vibrant business community and an excellent West London location, just a short walk from Queen's Park Station (Bakerloo Line and London Overground), providing swift access to Central London and the wider transport network.





LOCATION

Located in the iconic Linen House at 253 Kilburn Lane, Queens Park, London, the office combines industrial heritage with contemporary design in one of West London's most vibrant creative neighbourhoods.

Surrounded by the cafés, restaurants and independent boutiques of Queen's Park and Kensal Rise, the location offers an inspiring environment for clients, partners and employees alike. Excellent transport connections, including Queen's Park Station (Bakerloo Line and London Overground) just a short walk away, provide fast and convenient access to Central London and beyond.

The Linen House reflects the area's character—thoughtfully restored, architecturally distinctive and home to a growing community of innovative and creative businesses.


TAGFEST
'23 LONDON







AVAILABILITY

Name	sq ft	sq m	Availability
2nd - Floor 8 The Linen House	1,697	157.66	Available

PRICE

£575,000

RATES & CHARGES

Service charge: £7,488.52 per annum Payable quarterly
Rates payable: N/A

TERMS

Available by way of a 999 year lease from 2004.

EPC

B

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



Peter Wilson
0207 4439862
07896678182
peter@dutchanddutch.com



Will Dyke
0207 4439867
07476 995749
will@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 24/11/2026