

OFFICE TO LET / FOR SALE | 3,690 SQ FT

9 & 19 LINEN HOUSE, 253 KILBURN LANE, QUEENS PARK, W10 4BQ

TWO STUNNING INTERCONNECTED OFFICES IN QUEENS PARK WITH 7 PARKING SPACES TO LET OR FOR SALE

- Located moments from Salusbury Road and the heart of Queens Park as well as Kensal Rise and Chamberlayne Road
- Short walk from Queens Park Station (Bakerloo & Overground lines)
- Two of 18 units in a gated office complex
- Fully fitted out to the highest standard and ready to occupy
- Air-conditioned
- Modern kitchen and break out area with an additional tea point
- Selection of private offices and meeting rooms
- Ideal commercial HQ or investment opportunity

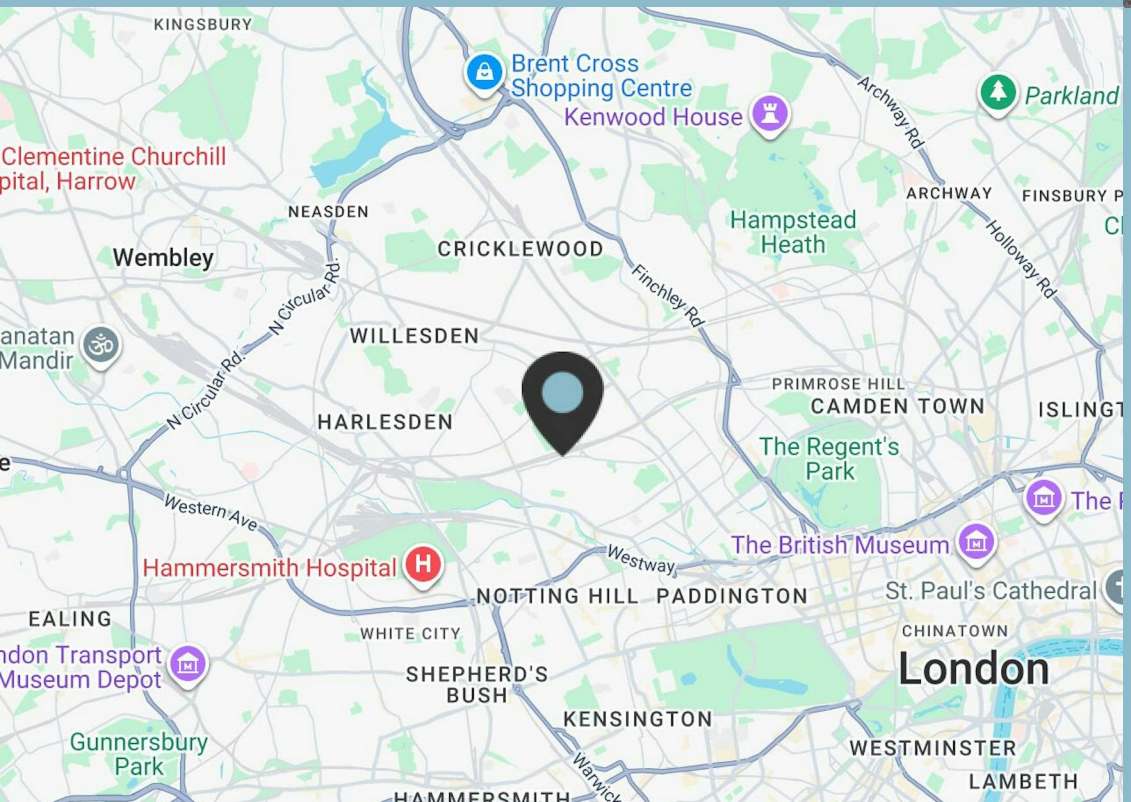


DESCRIPTION

9&19 Linen House comprise two interconnecting offices of 3,311 sq ft (307 sq m) located on the second-floor within an attractive mixed-use commercial development in the heart of Queen's Park.

The office provides a striking mixed open-plan and dedicated office HQ. With ancillary kitchens and staff facilities The accommodation has been finished to a high standard and benefits from contemporary suspended LED lighting, air conditioning, perimeter trunking, carpeting throughout.





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.


TAG







AVAILABILITY

Name	sq ft	sq m	Availability
2nd - 9 Linen House	1,938	180.05	Available
2nd - 19 Linen House	1,752	162.77	Available

RENT

£67,500 per annum

PRICE

£1,025,000

RATES & CHARGES

Service charge: £5.20 per sq ft Payable Quarterly.

TERMS

Sale: Available by way of a 999 year lease from 2004. Letting: A new lease for a term by arrangement, granted directly from the landlords.

EPC

B

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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