



Refurbished Mews building in Lonsdale Road, Queens Park, NW6

1-3 LONSDALE ROAD

Queens Park, NW6 6RA

Office

TO LET

1,253 sq ft

(116.41 sq m)

- Located in the Heart of Queens Park on the stunning and vibrant Lonsdale Road
- A short walk to Queens Park Station (Bakerloo and Overground)
- Ready for immediate occupation
- Refurbished with new W/C's Air-con, Kitchen and Windows
- Loft style office space

1-3 Lonsdale Road, Queens Park, NW6 6RA

Summary

Available Size	1,253 sq ft
Rent	£72.50 per sq ft
Business Rates	To be reassessed following occupation.
Service Charge	£1.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The first floor at 1-3 Lonsdale Road is a stunning self contained mews office located on Lonsdale Road, Queens Park. The building has been refurbished to a high standard with modern W/C's, brand new kitchen, excellent natural light, strip LED lighting, wooden laminate flooring and air-conditioning.

Ideal location for a wide range of businesses and ready to occupy immediately.

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.

Accommodation

The accommodation comprises the following areas:

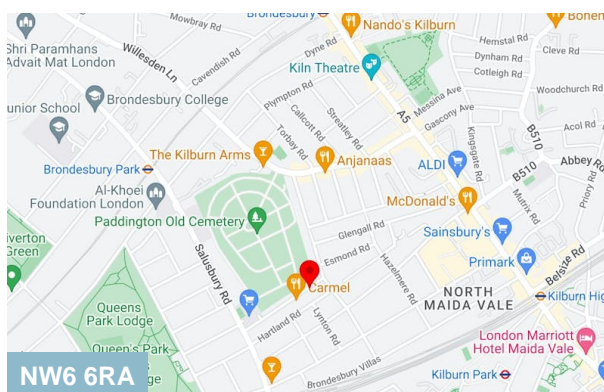
Name	sq ft	sq m	Availability
1st	1,253	116.41	Available
Total	1,253	116.41	

Viewings

Via arrangement with the sole agents Dutch & Dutch.

Terms

A new lease for a term by arrangement.



Viewing & Further Information



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