



FULLY REFURISHED LONSDALE ROAD OFFICE - TO LET

43-47 LONSDALE ROAD

Queens Park, NW6 6RA

Office

TO LET

1,834 sq ft

(170.38 sq m)

- Refurbished to a high standard with new electrics, heating, lighting and fully decorated
- Situated on a privately maintained mews road; home to an eclectic mix of creative and entrepreneurial businesses
- Brand new high spec kitchen
- Fully electric with brand new energy efficient heating and cooling system
- Interesting spaces for meetings
- New w/c's
- Suitable for a wide range of E uses (Subject to the Landlords approval)

Summary

Available Size	1,834 sq ft
Rent	£72.50 per sq ft
Business Rates	N/A
Service Charge	£2 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

43-47 Lonsdale Road is a stunning self contained mews office located on first floor towards the start of Lonsdale Road, Queens Park. The building has been refurbished to a high standard with brand new W/C's, dedicate new kitchen and break out area, modern lighting, wooden laminate flooring and air-conditioning.

The property is the perfect 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 interesting and thriving neighbourhoods 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 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:

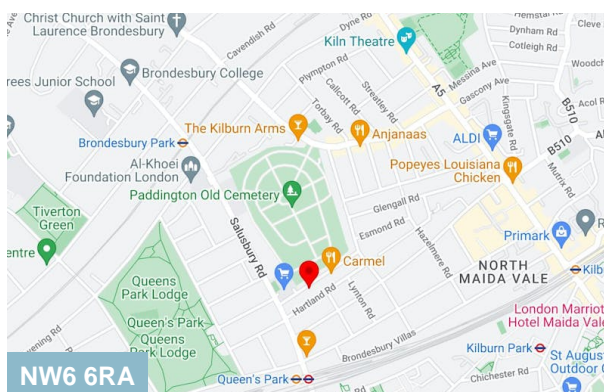
Name	sq ft	sq m	Availability
1st	1,834	170.38	Available
Total	1,834	170.38	

Viewings

Via arrangement with Dutch & Dutch the Queens Park Experts.

Terms

The premises are available by way of a new Full Repairing and Insuring lease to be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

More properties @ dutchanddutch.com