



Office / Studio in Queens Park

UNIT 8, LANCEFIELD STUDIOS

1A Beethoven Street, W10 4LG

Office

TO LET

300 sq ft

(27.87 sq m)

- Excellent natural light
- Short walk to Queens Park Station (Bakerloo line & London Overground)
- Flexible terms available from 6 months
- 300 sqft office / studio

Unit 8, Lancefield Studios, 1A Beethoven Street, London, W10 4LG

Summary

Available Size	300 sq ft
Rent	£750 per month + VAT
Business Rates	Upon Enquiry
Service Charge	£25 per month + VAT
VAT	Applicable
EPC Rating	Upon Enquiry

Description

This period three storey building has been split into 11 studio/office spaces with communal toilets.

Unit 8 is 300 sqft and would suit a variety of uses, from photographers, artist studios to offices. Amenities include, electric radiators, kitchenette, fantastic natural light, Intercom, perimeter trunking, wood floor, large sash windows.

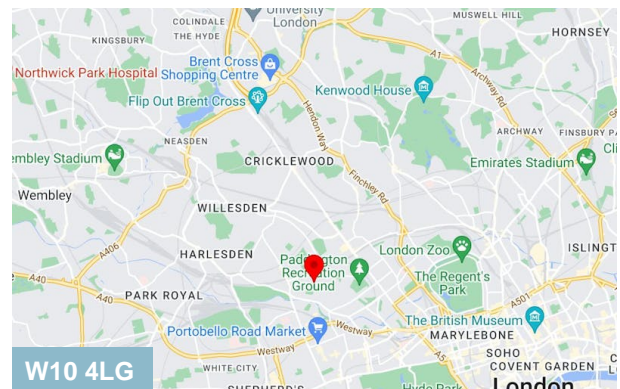
Location

Lancefield studios is located on the south side of Beethoven Street on the junction with Dart Road. The property is close to the fantastic Salusbury road and Kilburn Lane which have a large number of shops, restaurants, bars and cafe's. It benefits from great local transport links, with Queens Park Station (Overground and Bakerloo line) under a ten minute walk away. Kilburn Lane bus 6, 187, 316 only a two minute walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	300	27.87	Available
Total	300	27.87	



Viewing & Further Information



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