MODERN OPEN PLAN OFFICE FLOOR

1,100 sq ft
To Let

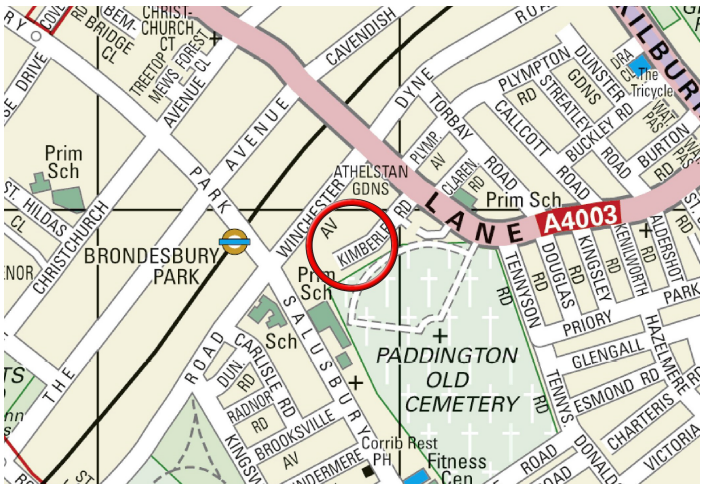
- Located at the end of a quiet turning
- Open plan office with lots of natural light
- A few minutes from the shops, restaurants and cafes of Salusbury Road
- Queens Park, Brondesbury Park and Kilburn Stations are within walking distance
- Bus service within a minutes walk and with direct access to Central London and Willesden Green

5 Kimberley Road, Queens Park
NW6 7SG

DUTCH & DUTCH
PROPERTY ADVISERS & PROPERTY MANAGEMENT
174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rentals and prices are quoted exclusive of VAT.

The entire first floor of this two storey building is to let. The first floor is open plan and benefits from lots of natural lights, wood effect flooring, double glazing, gas central heating. To the ground floor are shared WC's and a kitchenette.



ACCOMMODATION
First Floor
1,100 sq ft

TRANSPORT
The main hub of Queens Parks cafes, bars and restaurants can be found within a short walk, including Queen's Park Station (Bakerloo Line) and Brondesbury Park (National Rail).

LEASE
A new Full Repairing and Insuring lease to be granted for a term by arrangement.

RENT
£25,000 per annum exclusive of utilities, business rates, service charge and VAT.

SERVICE CHARGE AND UTILITIES
£19,200 per annum approximately include of business rates, service charge, cleaning, electric, water, building insurance and waste disposal.

POSSESSION
Upon completion of legal formalities.

EPC
An energy performance certificate has been commissioned and will be available upon request.

VIEWINGS
All viewings are to be arranged through our office, please contact:

Zach Forest
(020) 7443 9867 / 07890 209 397
zach@dutchanddutch.com