



FOR SALE

6 & 7 Linen House

6 & 7 Linen House, 253 Kilburn Lane, Queen's Park W10 4BQ

Virtual Freehold Office With Parking

Virtual Freehold Office With Parking

The Linen House comprises 18 office suites with on site caretaker.

This first floor office is mainly open plan with several modern glass partitioned offices/meeting rooms.

The property benefits from comfort cooling, suspended ceiling, good natural light, perimeter trunking, carpet throughout, built in storage, kitchenette, shower and male & female WC's.

Externally there are three allocated parking spaces.

The office is made up of two adjoining units that can be sold individually.

Unit 6 / 2,050

Unit 7 / 1,534

Price	£1,220,000
Building type	Office
Est. S/C	£11,000 per annum
VAT	plus VAT.
Tenure	Virtual freehold
Deal type	Vacant possession
EPC category	D
Size	3,584 Sq ft

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/44145-6-7-linen-house-6-7-linen-house>



Three allocated parking spaces

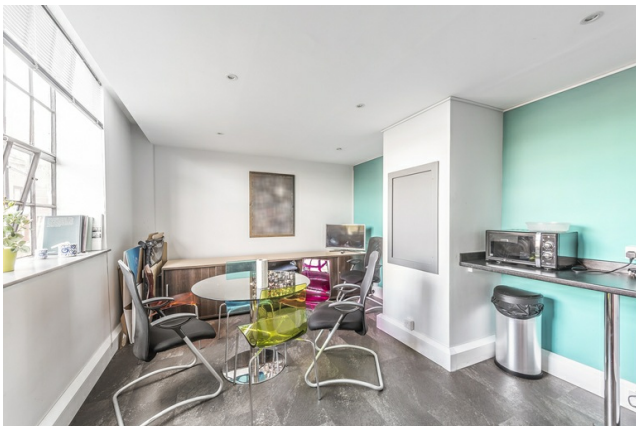
Comfort cooling

Modern glass partitioned offices

Short walk from Queens Park Station

Gated office complex

Option to purchase the two units individually



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Data provided by Google

Floors & availability

Unit	Floor	Size sq ft
6	First	2,050
7	First	1,534
Total		3,584

Location overview

The office is located on Kilburn Lane close to its junctions with Beethoven Street and Bravington Road situated in Queens Park and Maida Vale borders. The surrounding area comprises a mixture of character residential and commercial properties close to Queens Park and Kensal Rise. Queens Park Station (Bakerloo and Overground), Kensal Green (Bakerloo and Overground) and Brondesbury Park (Overground) are within walking distance and numerous buses serve the area.

Airports

London City 11.5m, London Heathrow 11.5m, London Luton 24.6m

National rail

Queens Park (London) 0.1m, Kensal Rise 0.5m, Brondesbury Park 0.5m

Tube

Queens Park 0.2m, Brondesbury Park 0.5m, Kensal Rise 0.6m

Legal costs

Each party to be responsible for their own legal costs incurred.

EPC

Available on request

Notes:



☎ 020 7794 7788

✉ info@dutchanddutch.com

Dutch & Dutch

Zach Forest

☎ 020 7443 9867

☎ 07890 209 397

✉ zach@dutchanddutch.com

Quote reference: SALE-44103

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