

AVAILABLE TO LET

16 NW Works

16 NW Works, 135 Salusbury Road, London NW6 6RJ

Recently Refurbished - Self Contained Office

DUTCH & DUTCH

Recently Refurbished - Self Contained Office

NW Works is an exciting concept in Queens Park, providing trendy business space in an attractive, peaceful and secure gated setting.

The landscape has just been improved to provide a courtyard setting for those sunny days.

The ground floor office had undergone a comprehensive refurbishment in 2018 and benefits from; wood flooring, galvanised perimeter trunking, open plan with a glass partitioned meeting room, air conditioning, gas central heating, good natural light, high ceilings, WC and a kitchen.

Rent	£59,500 per annum
Est. S/C	£4,830 per annum
Est. rates payable	£11,800 per annum
Building type	Office
Planning class	B1
Size	1,380 Sq ft
VAT charges	Plus VAT
EPC category	С
EPC certificate	Available on request

Marketed by: Dutch & Dutch

For more information please visit: http://example.org/m/46253-16-nw-works-16-nw-works





Excellent transport connections

Secure and peaceful business park

On site cycle storage

Refurbished in 2018

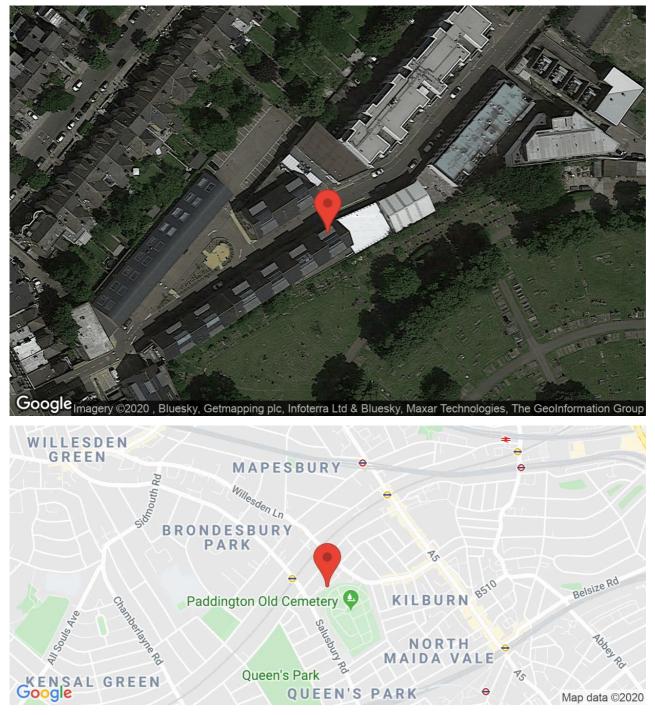
Available now







16 NW Works, 16 NW Works, 135 Salusbury Road, London NW6 6RJ



Data provided by Google

16 NW Works

Location overview	Within a short walk of the vibrant community of Queens Park with its fantastic shops, restaurants and cafés. Both Queens Park Station (Bakerloo Line) and Brondesbury Park Station (Overground) are within walking distance.
Airports	London City 11.5m, London Heathrow 11.8m, London Luton 24.1m
National rail	Brondesbury Park 0.1m, Brondesbury 0.4m, Queens Park (London) 0.5m
Tube	Brondesbury Park 0.1m, Brondesbury 0.4m, Queens Park 0.4m
Estimated rates	£11,800.00 per annum
Estimated service charge	£4,830.00 per annum
Legal costs	Each party to be responsible for their own legal costs.
VAT	Plus VAT
Planning class	B1
EPC	Available on request



Quote reference: RENT-32897

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