



AVAILABLE TO LET

# 16 NW Works

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

Recently Refurbished - Self Contained Office

## 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.

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

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Secure and peaceful business park

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On site cycle storage

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Refurbished in 2018

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Available now



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Data provided by Google

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<b>Location overview</b>	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.
<b>Airports</b>	London City 11.5m, London Heathrow 11.8m, London Luton 24.1m
<b>National rail</b>	Brondesbury Park 0.1m, Brondesbury 0.4m, Queens Park (London) 0.5m
<b>Tube</b>	Brondesbury Park 0.1m, Brondesbury 0.4m, Queens Park 0.4m
<b>Estimated rates</b>	£11,800.00 per annum
<b>Estimated service charge</b>	£4,830.00 per annum
<b>Legal costs</b>	Each party to be responsible for their own legal costs.
<b>VAT</b>	Plus VAT
<b>Planning class</b>	B1
<b>EPC</b>	Available on request



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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.