

Stunning Modern Office



To Let
1721 sq ft

16 Lonsdale Road
Queens Park NW6 6RD



DUTCH & DUTCH



ACCOMMODATION

	Size (sq ft)	(sq m)
Ground Floor:	867	81
First Floor:	854	79
TOTAL:	1,721	160

(Approximate dimensions)

DESCRIPTION

Built in 2012 this modern office is situated in the heart of Queens Park, being only moments from the trendy shops and restaurants of Salusbury Road and within a few minutes' walk to Queens Park Station.

The office is fully self-contained and is open plan to both first and second floors and benefit from, gas central heating, category II lighting, pleasant views to the rear with excellent natural light, WC's and a kitchenette.

Available now.

RENT

£60,000 per annum exclusive of Business Rates, Utility Bills, Plus VAT.

VAT

Note that the rent quoted is exclusive of VAT which is occasionally payable on commercial properties.

SERVICE CHARGES

Approximately £600 per annum

BUSINESS RATES

Rateable Value: £32,500

Rates Payable: £16,500 per annum approx.

LEASE INFORMATION

A new Full Repairing and Insuring Lease for a term by arrangement.

EPC

B: 41

POSSESSION

August 2016.

VIEWING

Viewing can be arranged by appointment with the sole agents.

APPLICATION FEE

Dutch & Dutch charge proposed tenants a reference and lease application fee of £200 plus VAT. This fee is charged once terms are agreed and is non refundable.

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. Details drafted – July 2016

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 **DUTCH & DUTCH**
PROPERTY ADVISERS & PROPERTY MANAGEMENT