



AVAILABLE TO LET

# 16 Lonsdale Road, Queens Park

16 Lonsdale Road, London NW6 6RD

 DUTCH & DUTCH

Office for rent, 1,646 sq ft, £70,000 per annum

To request a viewing call us on 020 7794 7788

For more information visit <https://realla.co/m/17777-16-lonsdale-road-queens-park-16-lonsdale-road>

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### Self Contained Office Building

Lonsdale Road is a private road within a minute's walk of Salusbury Road that offers many shop's, bars, restaurants and cafes.

This self-contained office building is set over ground and first floors.

The ground floor benefits from two WC's and a kitchenette. Whilst the first floor has high ceiling with lots of natural light.

Other benefits include gas central heating, wood effect flooring, double glazing and is available now.

#### Highlights

- Self contained building
- Private road
- Open plan throughout
- Male and Female WC's
- Good natural light
- Available now

#### Property details

|                    |                      |
|--------------------|----------------------|
| Rent               | £70,000 per annum    |
| Est. S/C           | £2,469 per annum     |
| Est. rates payable | £21,200 per annum    |
| Building type      | Office               |
| Planning class     | B1                   |
| Size               | 1,646 sq ft          |
| VAT charges        | Plus VAT.            |
| EPC category       | B                    |
| EPC certificate    | Available on request |

| Floor  | Size sq ft | Status    |
|--------|------------|-----------|
| Ground | 823        | Available |
| First  | 823        | Available |
| Total  | 1,646      |           |

#### More information

[Visit microsite](#)

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#### Contact us

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