



105-109 Salusbury Road, Queen's Park, NW6

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Newly refurbished offices in the heart of Queen's Park.

3,200 to 13,052 sq ft
(297.29 to 1,212.57 sq m)

- Fully accessible raised floors
- Exposed services
- Secure Car Parking
- Manned reception
- Large terrace
- Passenger Lift
- Excellent natural light
- LED Strip Lighting
- Air Conditioning

Summary

Available Size	3,200 to 13,052 sq ft
Rent	£39.50 per sq ft
Rates Payable	£15 per sq ft
Service Charge	£4 per sq ft
Car Parking	3 parking spaces
EPC Rating	Upon enquiry

Description

This imposing office building has a strong Art Deco feel inside and provides very stylish, well lit and flexible modern offices on the entire second floor. The North and South wings on the second floor are available separately or together, with potential for further subdivide.

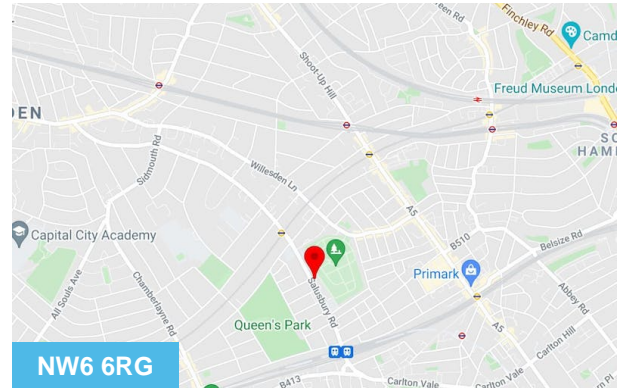
Location

Located in Queen's Park, an affluent neighborhood close to Central London, the area is home to a diverse range of residents and businesses. Queen's Park, a 30-acre Victorian park, provides recreational space for local residents and business occupiers. The building is surrounded by independent, boutique retailers such as Iris Fashion, Gail's Balery, Salusbury Winestore & Deli, The Salusbury Public House and Queen's Park Books. Developments within the local area, have continued to improve Queen's Parks as a commercial and residential location. Queen's Park is home to a diverse mix of media, design and fashion companies including AMC Networks, Claridge Architects and Hera London.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Storage	107	9.94	Available
2nd - North Wing	1,599	148.55	Let
2nd - South Wing	8,253	766.73	Available
2nd - North Wing B	3,200	297.29	Available
Total	13,159	1,222.51	



Viewing & Further Information



Rob Skioldebrand

0203 362 4347 | 07769 725412

robertskioldebrand@brayfoxsmith.com



Harry Bray Smith

07345 600 278

harrybraysmith@brayfoxsmith.com