



105-109 SALUSBURY ROAD | LONDON NW6

4,799 SQ FT TO 13,052 SQ FT  
2ND FLOOR OFFICE SPACE



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.

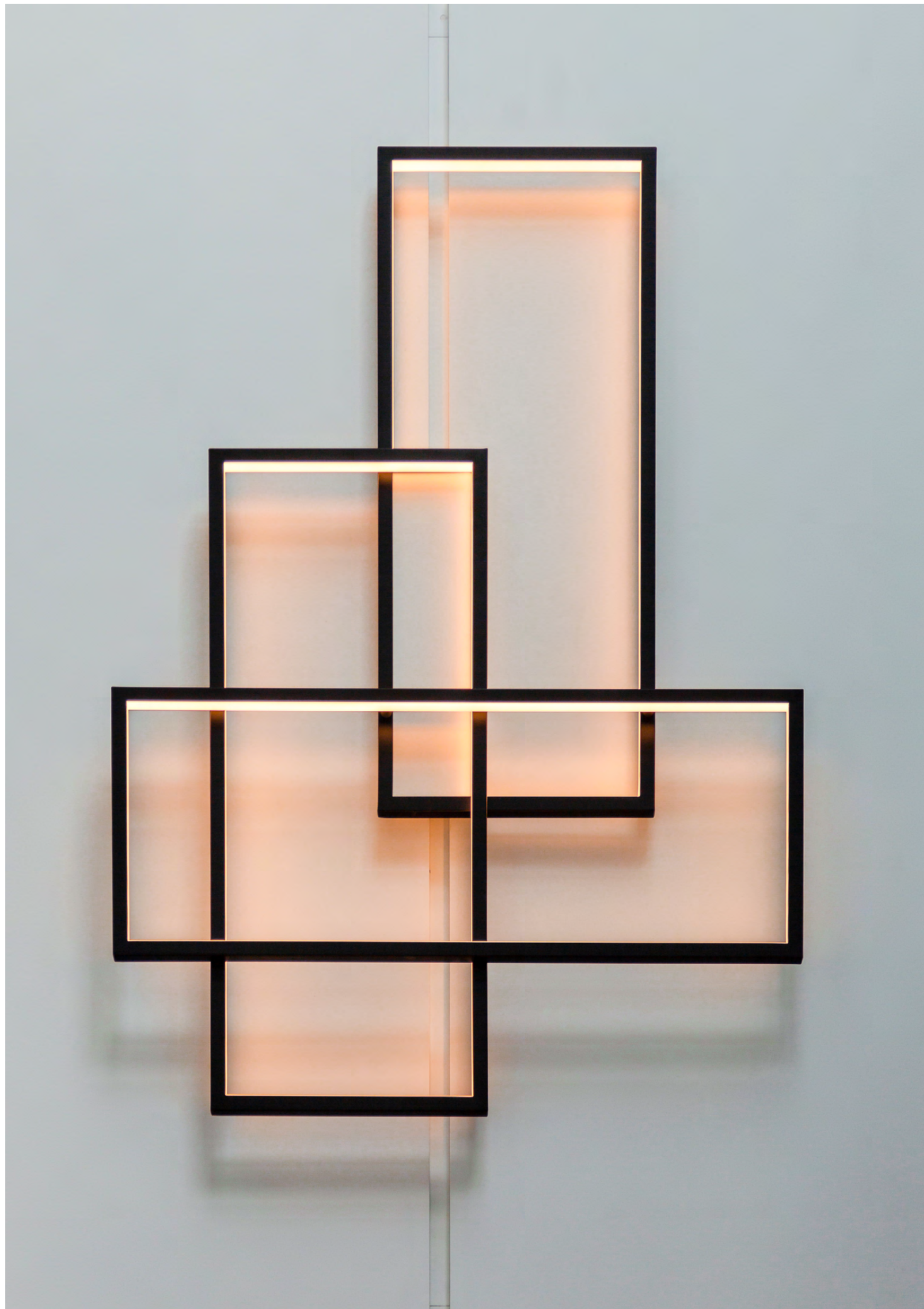
The North and South wings on the second floor are available separately or together, with potential for further subdivide.



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# LOCATION

Located in Queen's Park, an affluent neighbourhood 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 Bakery, Salusbury Winestore & Deli, The Salusbury Public House and Queen's Park Books.

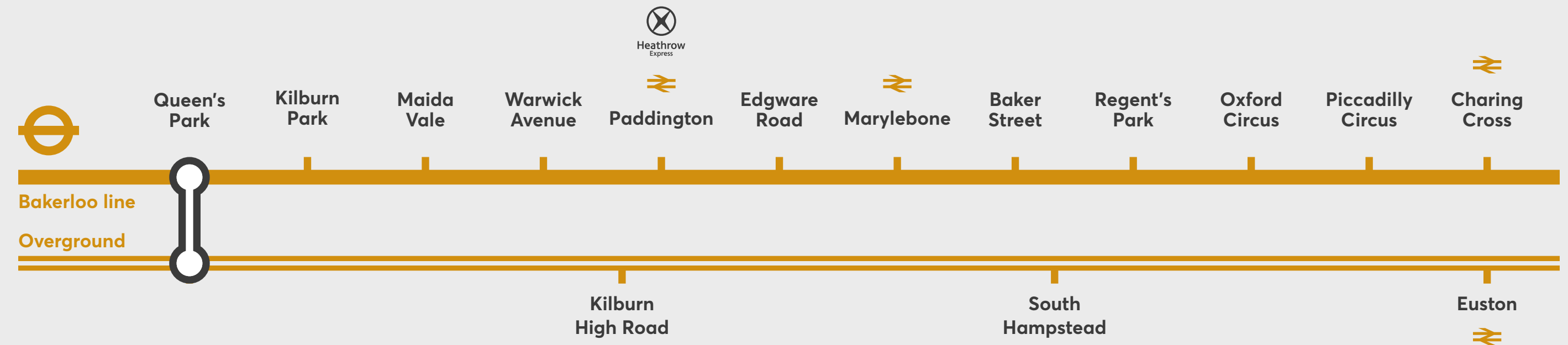
Developments within the local area, have continued to improve Queen's Parks as a commercial and residential location. Queen's Park is home to a diverse mix of media, design and fashion companies including AMC Networks, Claridge Architects and Hera London.





# CONNECTIVITY

Situated on Salusbury Road, the main retail and leisure thoroughfare connecting to Queen's Park and Brondesbury Park stations with fast access to central London on the Bakerloo line.









## Underground journey times

From Queen's Park

Paddington 	8 minutes
Baker Street	13 minutes
Euston	14 minutes
Oxford Circus	16 minutes
London Bridge	20 minutes
Victoria	22 minutes
Waterloo	24 minutes

## Overground journey times

From Brondesbury Park

West Hampstead 	4 mins
to Luton Airport	31 mins
Shepherd's Bush 	13 mins
Highbury & Islington 	20 mins
Richmond 	26 mins
Clapham Junction	27 mins
to Gatwick Airport	26 mins
Stratford  	51 mins

## Road journey distances

A40 West Way	1.7 miles
A5 / Edgware Road	1.7 miles
Westway	2.4 miles
M1	3.1 miles
M25	12.5 miles

## Bus journey times

Regent's Park	16 mins
Paddington Station	24 mins
Oxford Circus	25 mins



SOUTH WING

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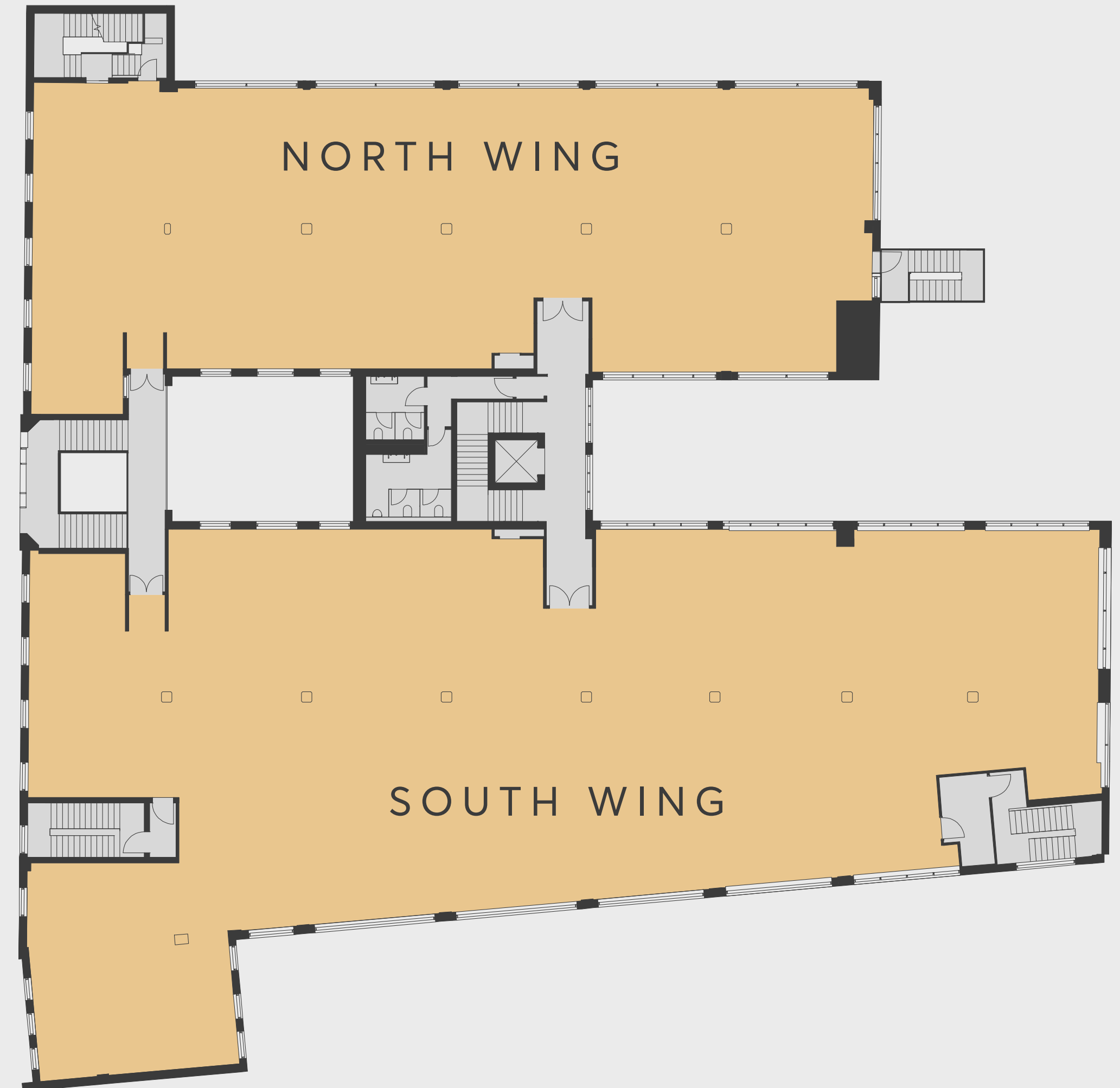
# FLOOR PLAN

## AVAILABILITY

Second Floor North	4,799 sq ft	445.8 sq m
Second Floor South	8,253 sq ft	766.7 sq m
Ground Floor Storage Unit	107 sq ft	9.9 sq m
<b>Total</b>	<b>13,159 sq ft</b>	<b>1,222.4 sq m</b>



NORTH WING



# SPECIFICATION

The building has been comprehensively refurbished throughout to provide impressive and highly efficient open-plan office space benefiting from:

- VRV Air Cooling
- Fully accessible raised floors (100m void)
- Exposed services
- Feature LED strip lighting
- Secure car parking – up to 10 spaces
- Stunning triple height atrium entrance
- Manned reception
- Showers, lockers, cycle storage
- Large terrace
- Passenger lift
- Excellent natural light
- Gymnasium operator within the building
- Ground Floor Storage Unit



# CONTACT



ROB SKIOLDEBRAND  
020 3362 4347  
robertskioldebrand@brayfoxsmith.com



[105-109SALISBURYROAD.COM](https://www.105-109salisburyroad.com)

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

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