



AVAILABLE TO LET

# Queens Studios, Salusbury Road

121 Salusbury Road, Queen's Park, London, UK NW6 6RG

Retail and Restaurant Opportunity - Undergoing comprehensive refurbishment

# Retail and Restaurant Opportunity - Undergoing comprehensive refurbishment

Queens Studios is an attractive detached building set in a prominent position along Salusbury Road.

Nearby operators include, Michiko Sushino, Dark Habit, Jacks Café, Ostuni, Wolfpack, Salusbury Gastropub & Food Store, Caldo Bar & Kitchen, Bob's Café, Alice House and Hugo's Restaurant to name a few.

The mixed-use building is undergoing substantial refurbishment to the office space above and to the ground floor A1/A3 units.

Units 4a & 4b can be combined to create a single unit of 2,885 sq ft.

Externally there are up to 3 car parking spaces.

(CGI images shown are for indicative purposes only).

<b>Rent</b>	£40.00 psf
<b>Est. S/C</b>	£3.00 psf
<b>Building type</b>	Retail
<b>Planning class</b>	A3
<b>Secondary classes</b>	A1
<b>Sizes</b>	970 to 2,885 Sq ft
<b>VAT charges</b>	Plus VAT
<b>EPC certificate</b>	Available on request

Marketed by: Dutch & Dutch

For more information please visit:  
<https://realla.co/m/38781-queens-studios-salusbury-road-121-salusbury-road>



Undergoing a comprehensive refurbishment

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Prominent position in Queens Park

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Exposed brick wall features

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Open plan

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Air cooling

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Allocated parking

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Dedicated cycle storage

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Purpose built shower rooms

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Good natural light

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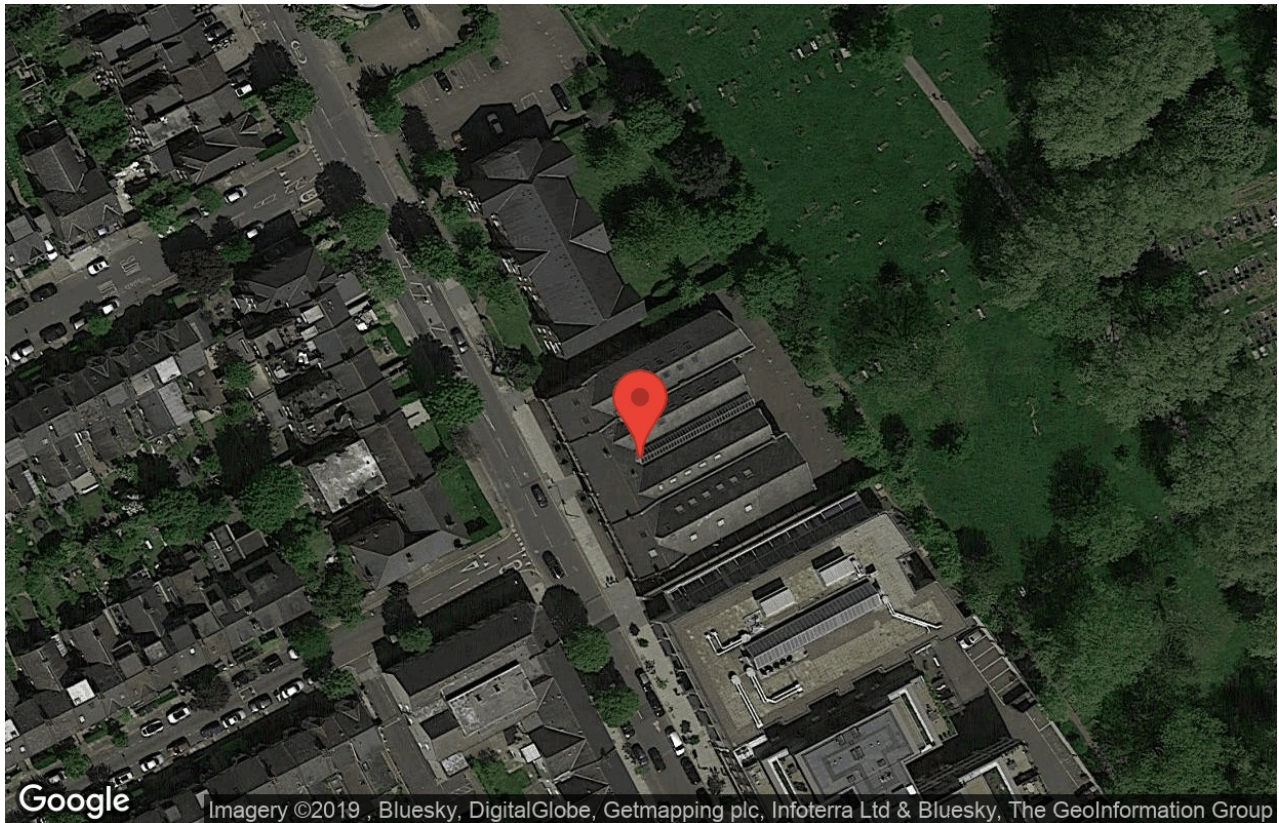
Three minutes' walk to Queens Park Station (Bakerloo line) and  
Brondesbury Park Station (Overground line)







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Data provided by Google

**Floors & availability**

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Status
4a	Ground	970	£40.00	£3.00	£41,710.00	Available
4b	Ground	1,915	£40.00	£3.00	£82,345.00	Available
<b>Total</b>		<b>2,885</b>			<b>£124,055.00</b>	

**Location overview**

Salusbury Road forms the lifeblood of the area with an eclectic array of restaurants, gastro pubs, bars and independent retailers.

In addition there are iconic office buildings such as Queens Studios, 111-115 Salusbury Road, home to AMC and impressive new developments including the recently completed Queens Park Place with a new Marks & Spencer's store. Local occupiers include Bickerdike Allen & Partners, Sound Studios, To Be Creative and AMC to name a few.

Moments away is Lonsdale Road, a quaint 19th century cobbled mews, now peppered with multi award winning designers, architects, media studios, interior design academies and craftsmen.

**Airports**

London City 11.5m, London Heathrow 11.7m, London Luton 24.3m

**National rail**

Brondesbury Park 0.2m, Queens Park (London) 0.3m, Brondesbury 0.5m

**Tube**

Brondesbury Park 0.2m, Queens Park 0.3m, Brondesbury 0.5m

**Estimated service charge**

£3.00 psf

**Legal costs**

Each party to be responsible for their own legal costs.

**VAT**

Plus VAT

**Planning class**

A3

**Secondary planning class**

A1

**EPC**

Available on request



☎ 020 7794 7788  
✉ [info@dutchanddutch.com](mailto:info@dutchanddutch.com)

Dutch & Dutch

**Zach Forest**

☎ 020 7443 9867  
☎ 07890 209 397  
✉ [zach@dutchanddutch.com](mailto:zach@dutchanddutch.com)

Dutch & Dutch

**Peter Wilson**

☎ 020 7443 9862  
☎ 07896 678 182  
✉ [peter@dutchanddutch.com](mailto:peter@dutchanddutch.com)

Quote reference: RENT-36809

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.