DUTCH & DUTCH

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Office / Studio in Queens Park TO LET

UNIT 3 LANCEFIELD STUDIOS

1A Beethoven Street, W10 4LG

Office

TO LET

261 sq ft

(24.25 sq m)

- Excellent natural light
- Short walk to Queens Park Station (Bakerloo line & London Overground)
- Close to Queens Park
- Flexible terms available from 6 months'

- 261 sqft office / studio
- Rent is Exclusive of business rates and utilities
- Rent is Plus VAT

Unit 3 Lancefield Studios, 1A Beethoven Street, London, W10 4LG

Summary

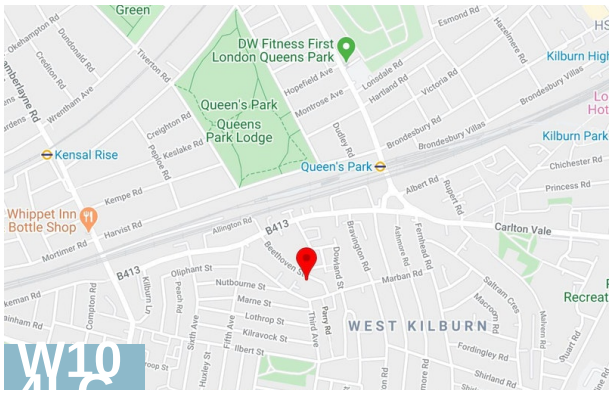
Available Size	261 sq ft
Rent	£750 per month Plus VAT
EPC Rating	Upon Enquiry

Description

The period three storey building has been split into 11 self-contained studio/office spaces with communal toilets. The available Unit 3 is 261 sqft and would suit a variety of users, from photographers, artist studios to offices. Amenities include, electric radiators, kitchenette, fantastic natural light, 12 foot ceiling, Intercom, perimeter trunking, wood floor, large sash windows.

Location

Lancefield studios is located on the south side of Beethoven Street on the junction with Dart Road. The property is close to the fantastic Salisbury road and Kilburn Lane which have a large number of shops, restaurants, bars and cafe's. It benefits from great local transport links, with Queens Park Station (Overground and Bakerloo line) under a ten minute walk away. Other transport benefits are the buses serving Kilburn Lane 6, 187, 316 only a two minute walk away.



Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd - Unit 3 Lancefield Studios	261	24.25	Available
Total	**261**	**24.25**	

Viewings

Strictly via appoinment with Dutch and Dutch.

Terms

Availble on a License ranging from 6 months to 3 years.

Viewing & Further Information

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More properties @ dutchanddutch.com

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. Generated on 21/09/2020