



111-115
Salisbury Road

Queens Park, London NW6 6RG

By Akoya

HQ building to let
From 1,500 – 29,619 sq ft

Akoya work life is smilier

Grade A building with parking in the heart of Queens Park, NW6. Recently refurbished and available to occupy July 2021 as a single let HQ building or as part of a multi-let office.

The property would suit a variety of occupiers including office, educational and medical*. Arranged over three floors with passenger lift access to all floors. Superb central atrium providing light throughout.

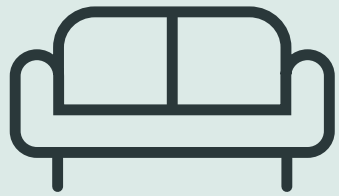
Ground floor opportunity for flagship retail/showroom space*.



*Subject to all necessary consents being obtained.



Specification



Newly refurbished throughout with heat recovery system



Gated private parking with 16 car spaces



Secure cycle storage



Balconies with leafy views



Passenger lift



Prime Queens Park Location

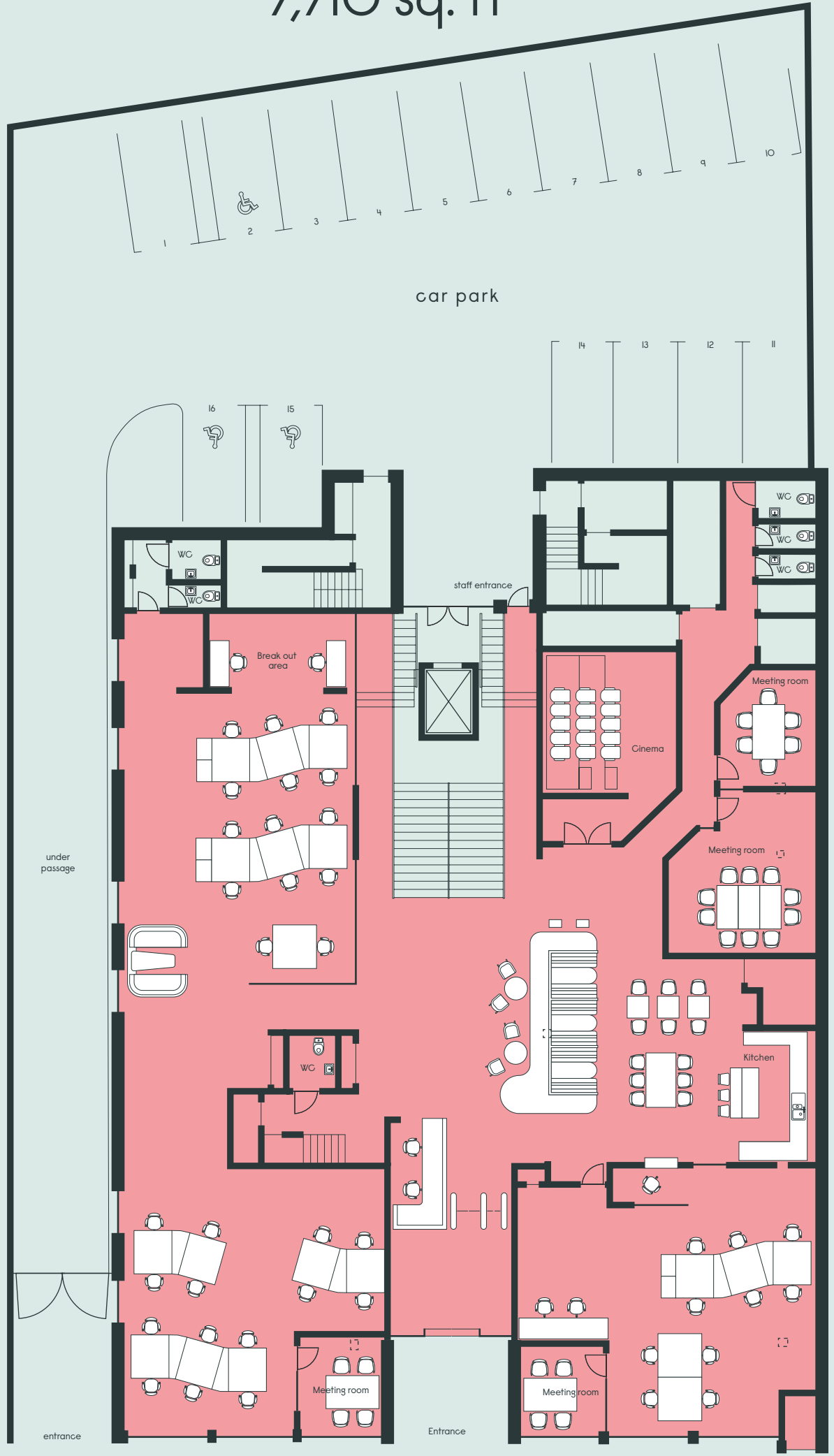


Floor plans

Schedule of areas

Floor	sq. ft	sq. m	Availability
Second	10,019	930	Available
First	11,890	1,104	Available
Ground	7,710	716	Available
Total	29,619	2,751	

Ground floor
7,710 sq. ft



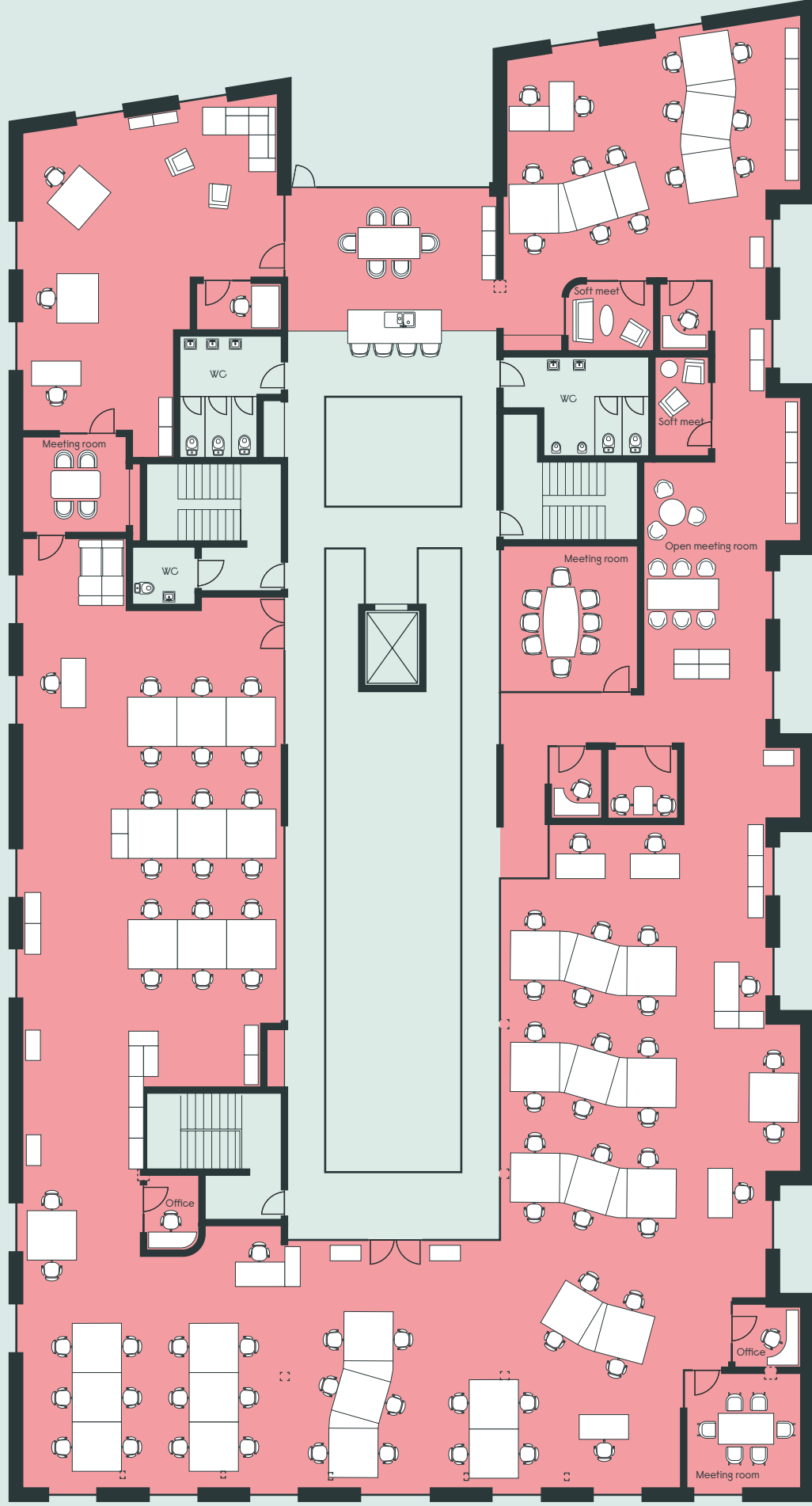
Salusbury Road

First floor
11,890 sq. ft



Salusbury Road

Second floor
10,019 sq. ft



Salusbury Road

Opportunities to reposition building internally and externally*



*Subject to all necessary consents.

Akoya is all about work-life balance

MILK BEACH

COFFEE	LITTLE BREAD PEDLAR
OPTION: PLEASE ASK FOR TODAYS ROAST RETAIL 9.5	PASTRIES 2-3 BREAD 3.5-4.5 BROWNIE 3.5
DRINKS	TAKEAWAY FOOD
ESPRESSO 2.7 AMERICANO 2.7 FILTER 3 CORTADO 2.8 FLAT WHITE 2.9 LATTE 3 CAPPUCCINO 3.5 MILK CHOCOLATE 4 MOCHA 4 ICED LATTE 3.5 ICED OOLONG MILK TEA 4 POSTCARD TEAS 3 ORANGE JUICE 4 OAT MILK 0.4 DECAF 0.4	BRUNCH MENU ITEMS 5-12
	SANDWICHES
	COPPA 5.8 PESTO & MOZZARELLA 5.8 CAPPUCCINO ROASTED VEG & HOUMOUS 5.8
	BEERS
	WOLFPACK LAGER 5 PARTIZAN LAGER 5 PALE 5 IPA 6

Lifestyle

The area has become a hit with Queen's Park's locals who gather to enjoy the area's excellent bars and restaurants. Popular eateries in the neighbourhood include Milk Beach, Wolfpack, Bobs Café, Gails, The Salusbury, Michiko Sushino, The Alice House, Cocotte, and Planet Organic.


A green lung in NW London – walk, run or ride to work, what's better than that. Yoga Loft is conveniently located on Lonsdale Road.


Queens Park is nearby with all-weather tennis courts, ornamental gardens, children's playground, and even a City Farm.




Location

Easily accessible by multiple public transport links.

 5 mins walk to Queen's Park Tube and Overground
7 mins walk to Brondesbury Park Station

 6 mins to Paddington Station
16 mins to Oxford Circus
18 mins to Kings Cross

 14 mins to Paddington
25 mins Oxford Circus
30 mins Kings Cross



For any further information please
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Terms

New lease from Akoya for a term
by arrangement.

EPC: D – 83.

Akoya work life is smilier

We scour the London landscape
to find assets in emerging
neighbourhood locations that
we believe are hidden gems.

Then we invest to create
sustainable workplaces and
creative, entrepreneurial
communities.

Textured places with heart
and soul where people can
work, create, collaborate and
have fun.

Our name comes from a
Japanese cultured pearl. It fits
us perfectly because we create
places that become pearls.

www.akoyalondon.com

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