



Unit 1 Rutland Studios, Scrubs Lane

White City, NW10 6RA

Warehouse / Light Industrial Unit

1,856 sq ft
(172.43 sq m)

- Dedicated loading bay
- Concrete floor
- Three phase power
- Allocated parking
- Mezzanine office

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Summary

Available Size	1,856 sq ft
Rent	£25 per sq ft
Rates Payable	£18,816 per annum
Rateable Value	£36,750
Service Charge	£825 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This light industrial unit benefits from an open plan layout on ground floor with a roller shutter loading door, a fitted kitchen, W/C's, a mezzanine and a dedicated loading bay. Access is 24 hours and the unit is available on flexible terms.

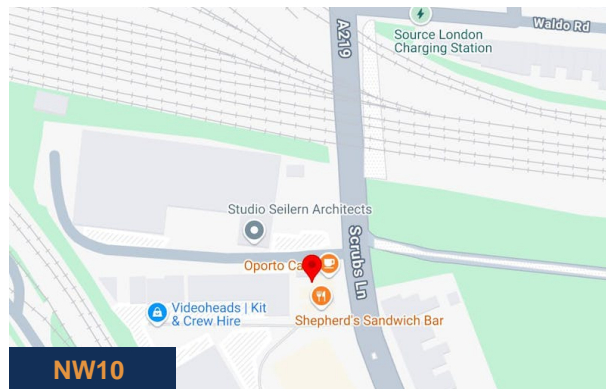
Location

The premises is located on Scrubs Lane in White City. Access to the A40 is close by with excellent links to the motorway network and surrounding areas. Willesden Junction (0.5 miles) and White City (1.4 miles) Train Stations are close by providing easy access to Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,856	172.43	Available
Total	1,856	172.43	



Viewing & Further Information



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