



Modern Business unit close to White City - To Let 3 parking spaces

UNIT 9 RUTLAND STUDIOS

White City, NW10 6RE

Industrial
TO LET

1,550 sq ft
(144 sq m)

- Excellent location close to Central London
- Moments from Willesden Junction (Bakerloo and Overground Station)
- Robust CCTV and ADT security systems
- Kitchen and Bathroom
- 2 x glazed partitioned mezzanine offices
- 3 Phase Power
- 24-hour access
- Suitable for a wide range of businesses and users

Unit 9 Rutland Studios, White City, London, NW10 6RE

Summary

Available Size	1,550 sq ft
Rent	£34,000 per annum
Rates Payable	£6.94 per sq ft
Rateable Value	£21,000
Service Charge	£100 per month Plus VAT
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Versatile Business unit located in a modern estate in a great location close to Central London. The unit benefits from an open plan layout on the ground floor and two glazed partition offices at mezzanine level.

Other benefits include pedestrian access, great natural light, carpets, air-conditioning, 3 phase power, WC, kitchenette, 3 allocated estate parking spaces.

The property would be ideal for a number of business and storage uses.

Location

The property is located in the Rutland Studios just off Scrubs Lane in the heart of Old Oak Common close to the new HS2 Old Oak Common Train Station. With White City to the South and Kensal Green, Ladbrooke Grove and the Harrow Road to the North. Scrubs Lane offers easy access to White City, Central London and the White City Junction of the A40 Westway and the Motorway network (M1, M4, M40 and M25). Willesden Junction (Overground & Bakerloo) is a short walk away.

Accommodation

The accommodation comprises the following areas:

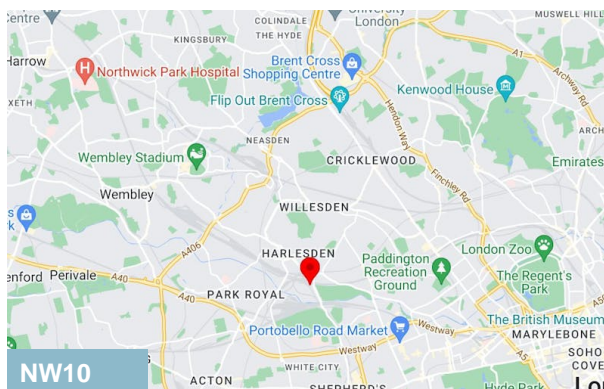
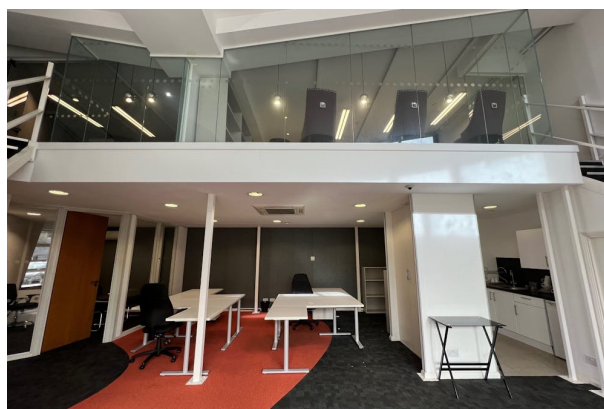
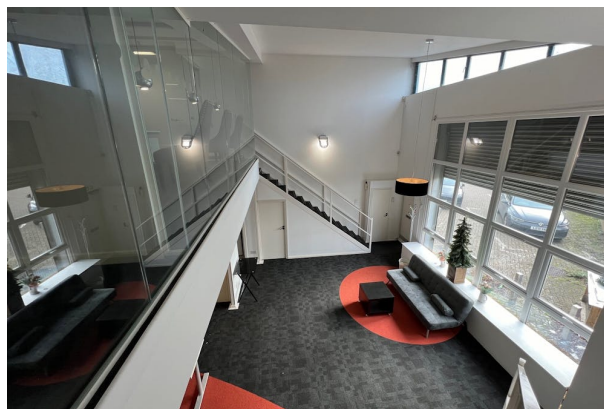
Name	sq ft	sq m	Availability
Ground	1,000	92.90	Available
Mezzanine	550	51.10	Available
Total	1,550	144	

Viewings

Please call Dutch and Dutch to arrange a viewing.

Terms

A new Full Repairing and Insuring lease Outside the Landlord and Tenant Act 1954 for a term by arrangement



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182
peter@dutchanddutch.com



Jack Ezekiel

02074439867 | 07572346013
jack@dutchanddutch.com

More properties @ dutchanddutch.com