



## Modern Business unit close to White City - To Let

### UNIT 1 RUTLAND STUDIOS

Scrubs Lane, White City, NW10 6RA

Industrial

# TO LET

**1,856 sq ft**

(172.43 sq m)

- 4 car parking spaces
- Clear open plan layout
- 24-hour access
- Excellent location close to Central London
- Moments from Willesden Junction (Bakerloo and Overground Station)
- 3 Phase Power (100 amps per phase)
- 5.4 m ceiling height

# Unit 1 Rutland Studios, Scrubs Lane, White City, NW10 6RA

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 1,856 sq ft  |
| <b>Rent</b>           | £55,680.00 per annum   |
| <b>Rates Payable</b>  | £10.14 per sq ft<br>Tenants are advised to make their own enquiries with the London Borough of Hammersmith and Fulham. |
| <b>Rateable Value</b> | £36,750  |
| <b>Service Charge</b> | £825 per sq ft   |
| <b>EPC Rating</b>     | Upon enquiry   |

## Description

This warehouse/light industrial unit benefits from an open plan layout with a medium sized administration office. Access is gained via a roller shutter door with separate customer entrance and dedicated loading bay.

Other benefits include a roller shutter loading door, sperate pedestrian access, dedicated loading bay, concrete floor, 3 phase power, WC, kitchenette, office and allocated estate parking.

The property would be ideal for a number of light industrial and storage uses however won't be suitable for the motor trade.

## Accommodation

The accommodation comprises of the following

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 1,856        | 172.43        | Available    |
| <b>Total</b> | <b>1,856</b> | <b>172.43</b> |              |

## Viewings

Strictly via arrangement with Dutch and Dutch.

## Terms

A new lease for a term by arrangement.



## Viewing & Further Information



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