



OFFICE FOR SALE | 1,013 SQ FT
101 TUBBS ROAD, WILLESDEN JUNCTION, NW10 4QX



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SELF-CONTAINED E USE CLASS PREMISES WITH PARKING IDEAL FOR OWNER OCCUPIERS OR INVESTORS

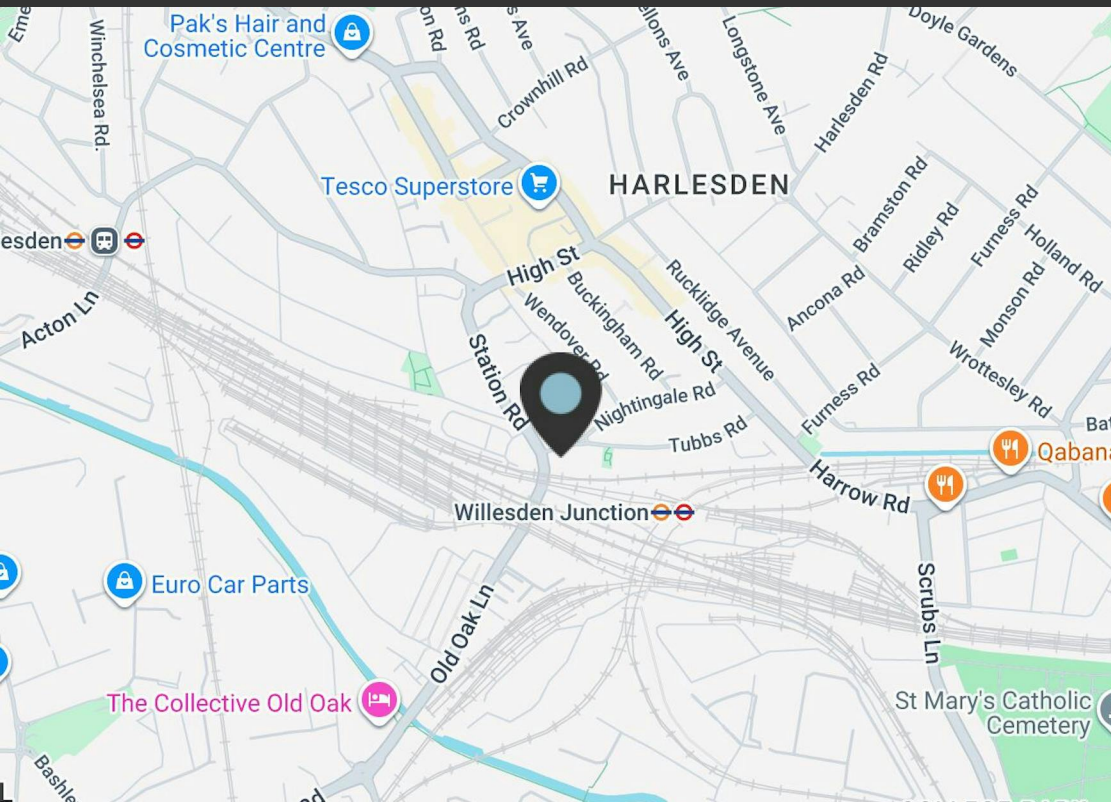
- 2 cars can be parked on the front driveway
- Short walk to Willesden Junction (Bakerloo and Lioness Lines)
- Gas central heating
- Arranged over ground and first floors with mainly open plan accommodation
- Suitable for a wide range of uses subject to planning permission
- Located close to the ODPC wider development area
- Walking distance from the new HS2 station at Old Oak Common (opening 2029)



DESCRIPTION

Self-contained commercial premises offering a well-configured layout across two floors, providing a total of approximately 1,013 sq ft. The first floor (520 sq ft) is predominantly open plan and benefits from a separate office, WC, kitchenette, double glazing, gas central heating, and an installed internet line, creating a comfortable and efficient working environment. The ground floor (493 sq ft) features a tiled floor, two independent entrances for flexible access, a WC and kitchen, spot lighting, and useful storage beneath the stairs. The property also enjoys excellent natural light, an intercom system, and full utilities including gas, water, and power. Externally, there is dedicated parking for 2-3 vehicles at the front.

The property would be ideal for a range of uses and suitable for investors or owner occupiers.



LOCATION

101 Tubbs Road is a strategically located commercial property in the London Borough of Brent, adjacent to the Harlesden area and within close proximity to the Park Royal and Old Oak Common regeneration zones. The site benefits from excellent road connectivity via the A40 and A406, as well as convenient access to Overground and Underground services via Willesden Junction, making it highly accessible for both employees and clients.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	493	45.80	Available
1st	520	48.31	Available

PRICE

Offers in excess of £325,000

RATES & CHARGES

Service charge: N/A

Rates payable: N/A

TERMS

Freehold

OLD OAK COMMON DEVELOPMENT

Old Oak Common is being transformed into one of the UK's biggest regeneration projects, centred on a major new transport hub (Old Oak Common Station), where HS2, the Elizabeth Line, and Great Western services will all meet.

The long-term scheme aims to deliver around 25,500 new homes and up to 56,000 new jobs, transforming what is now largely industrial and railway land into a dense, mixed-use urban district.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

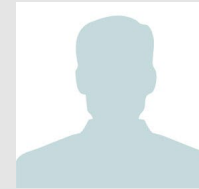


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