



Unit 8, Rutland Studios

London, NW10 6RE

Warehouse / Light Industrial Unit With 24 Hour Security and access

936 sq ft

(86.96 sq m)

- Clear open plan layout
- Kitchenette + W/C
- Roller shutter loading door + loading bay
- Hard standing floor
- 3 phase power 100 amp supply
- Allocated parking

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Summary

Available Size	936 sq ft
Rent	£25,788 per annum
Rateable Value	£14,750
Service Charge	£679 per sq ft
EPC Rating	C

Description

This premise offers a well-presented and functional space, ideal for a range of businesses. The unit comprises a high-ceilinged warehouse with a mezzanine level, providing additional office or storage space. A roller shutter door ensures easy access, while natural light from the upper windows enhances the working environment. The mezzanine also benefits from a fitted kitchenette, creating a practical and comfortable workspace.

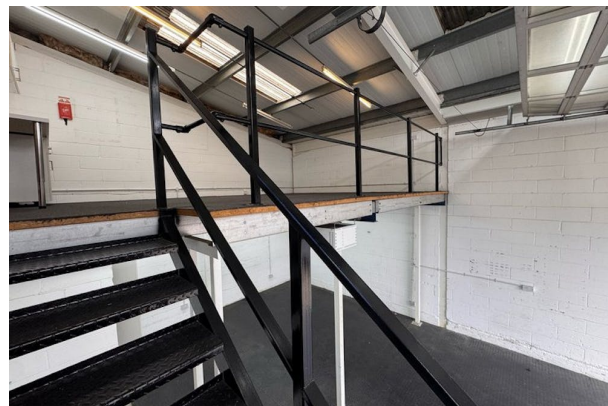
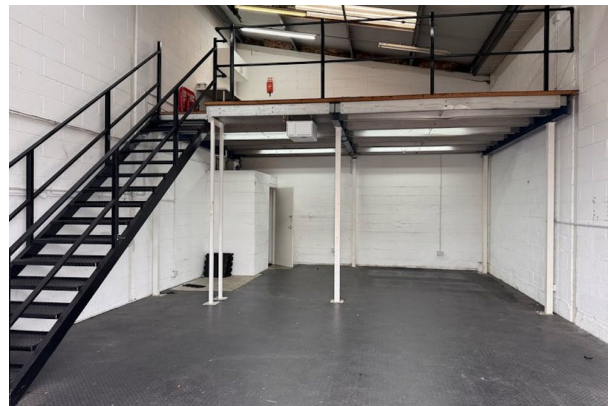
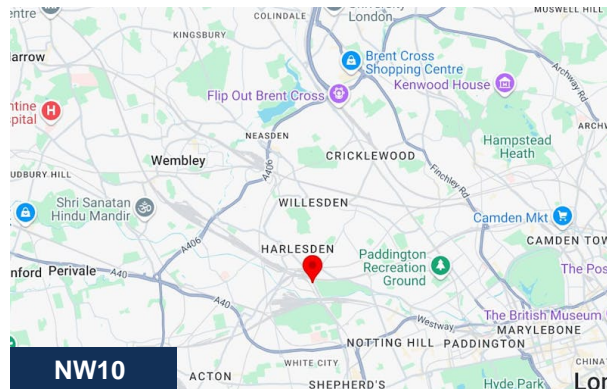
Location

Located close to the heart of London, our affordable White City warehouses offer convenient access to central London. Westfield London Shopping Centre is approximately 1.5 miles away, providing a wide range of retail and dining options.

The industrial area is accessed via the A40, located approximately 0.5 miles away, offering excellent links to major motorways. Willesden Junction Station is approximately 0.7 miles away, and White City Station is around 1.2 miles away, both within walking distance.

Terms

The premises are available by way of a new lease, with terms to be agreed.



Viewing & Further Information



George Moriarty

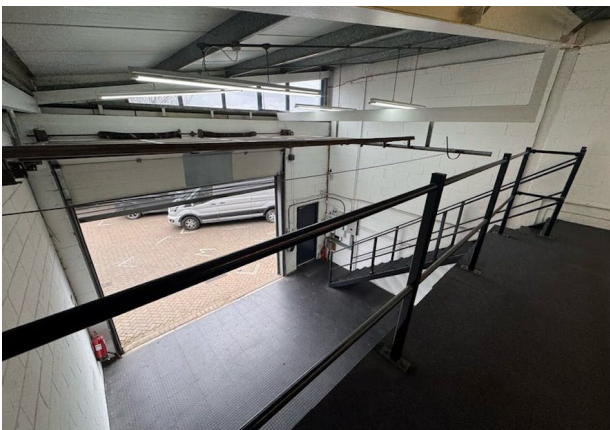
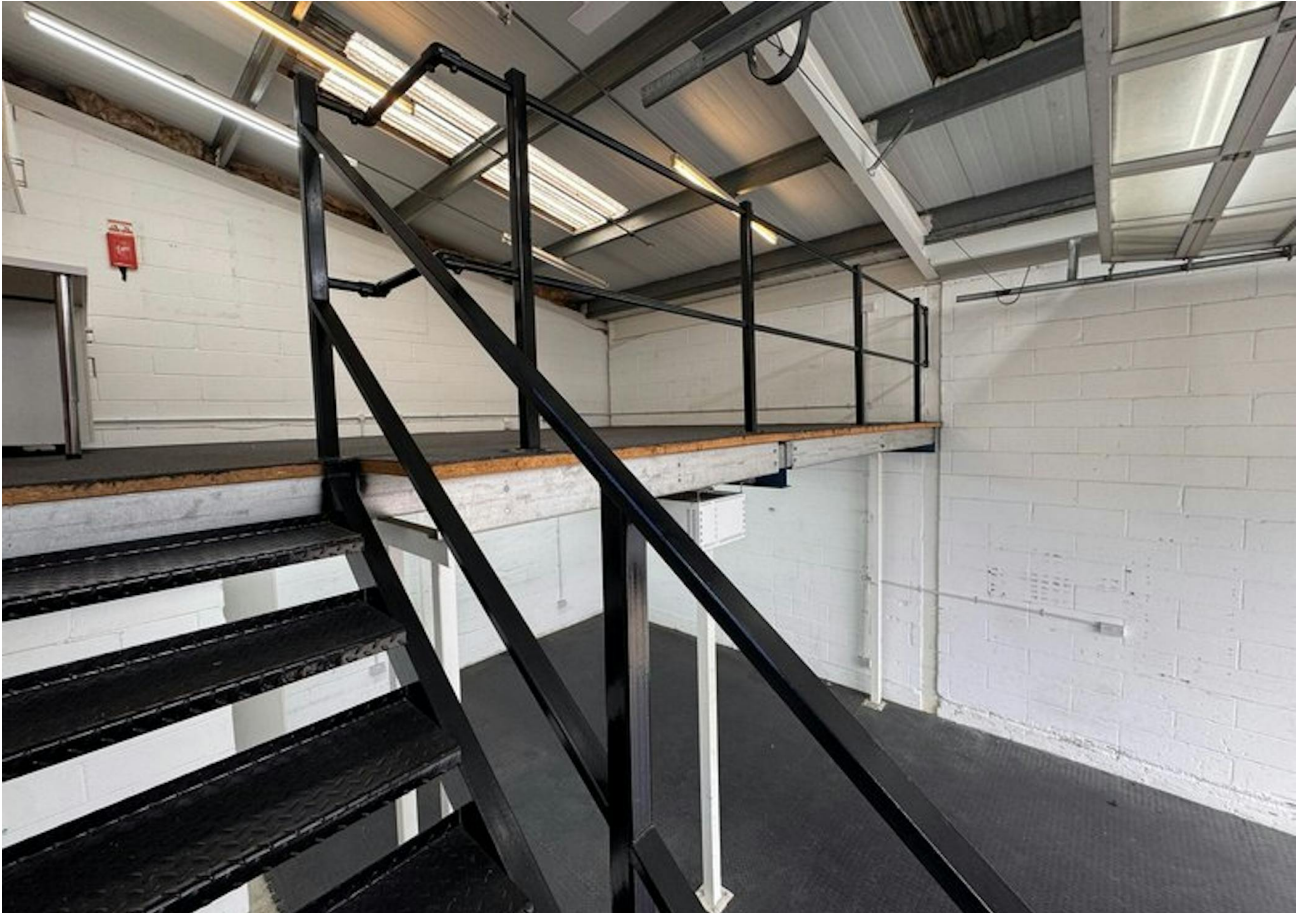
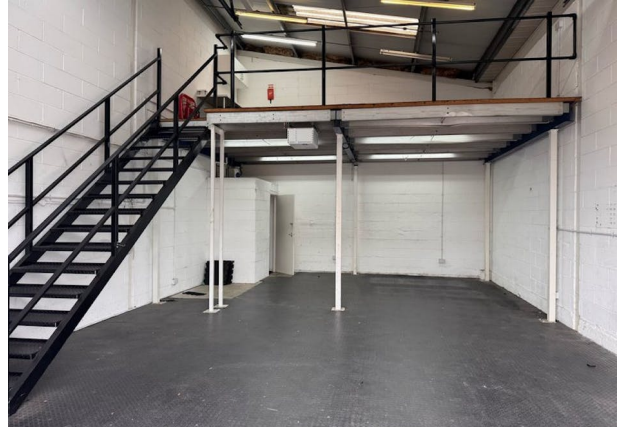
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george@davidcharles.co.uk

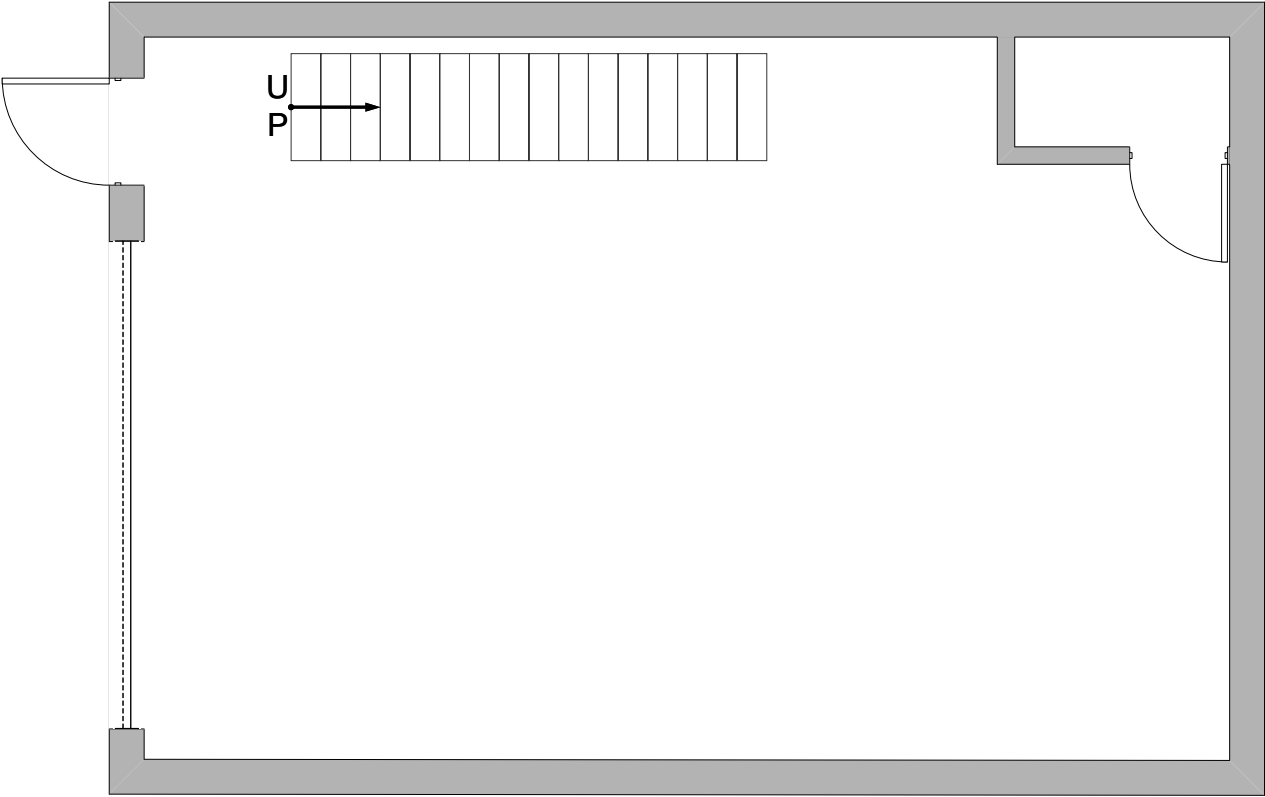


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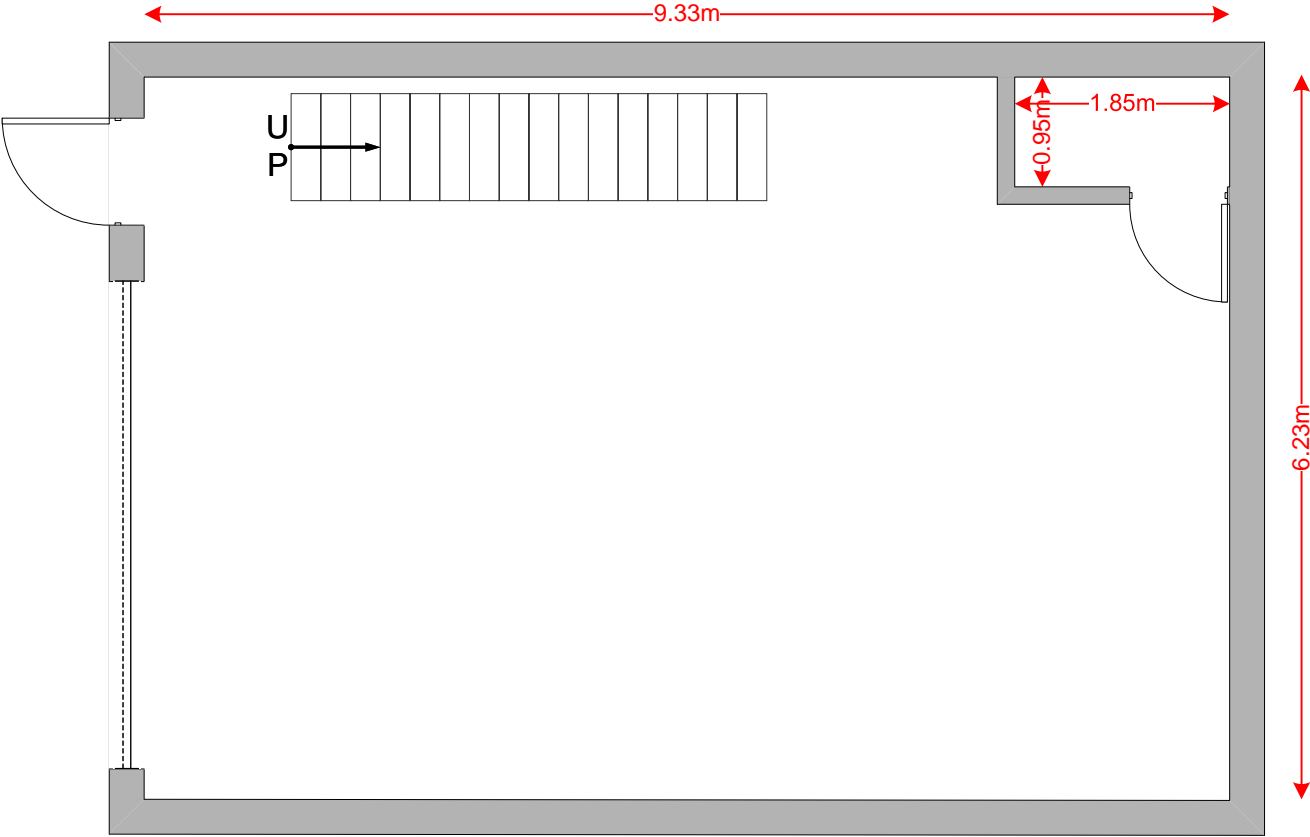
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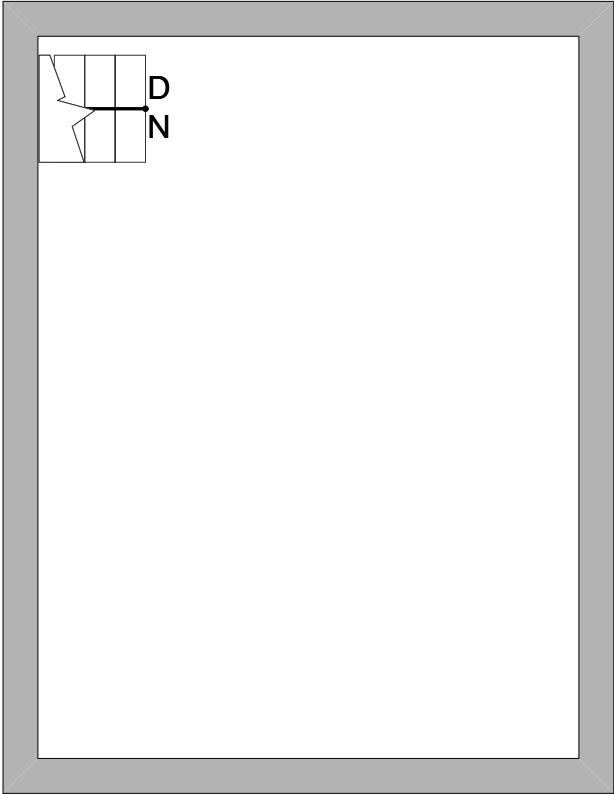




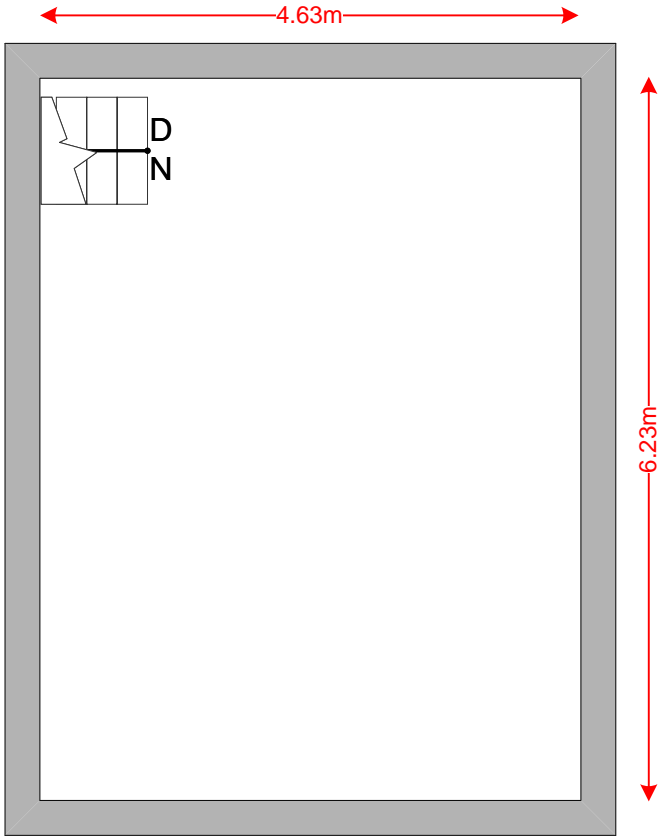
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Mezzanine: 28.8m² – 310.0 ft²



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