



## Unit 2 Rutland Studios

Scrubs Lane, London, NW10 6RE

**A newly refurbished unit  
ideal for light industrial or  
storage use.**

**731 sq ft**

(67.91 sq m)

- Allocated parking
- Flexible terms
- Clear open plan layout
- 24-hour access
- Close proximity to central London
- Roller shutter loading door & separate main entrance door
- 3 phase power 100 amp supply

Summary

Available Size	731 sq ft
Rent	£24,120 per annum
Business Rates	Upon Enquiry
Service Charge	£825 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Unit 2 is a newly refurbished industrial unit ideal for light industrial or storage use. The unit features a secure electric roller shutter (4x4m), excellent internal height (5.8m) with good natural light, smooth painted concrete flooring, modern lighting, and a separate door entrance.

The space is clean, bright, and versatile, offering a self-contained environment suitable for a variety of business types. Located within a gated and well maintained estate with good access and on site parking.

Location

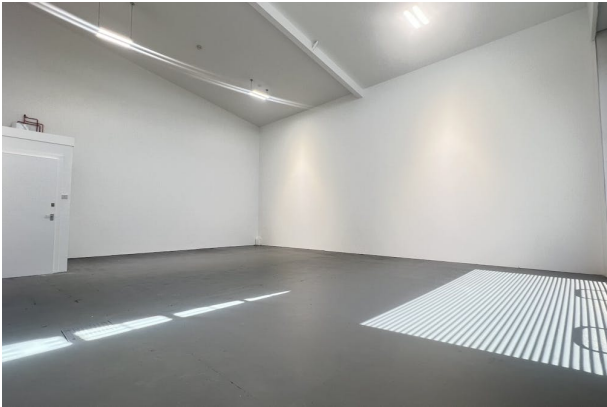
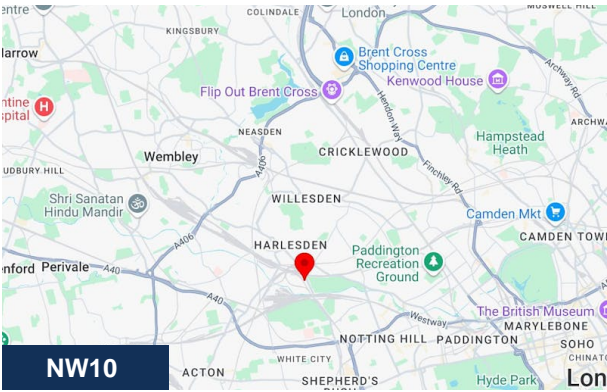
Close to the heart of London, our affordable White City warehouses have easy access to central London plus Westfield shopping centre is just down the road.

The industrial area is accessed via the A40 and has excellent links with major motorways. Willesden Junction and White City train stations are only a short walk away too.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	731	67.91	Available
Total	731	67.91	



Viewing & Further Information



**Finlay Milnes**  
020 8429 9009 | 07522 700 508  
finlay@davidcharles.co.uk



**George Moriarty**  
020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/09/2025



