



Self contained ground floor office/warehouse/storage building  
With 2 parking spaces

## GROUND FLOOR UNIT 1 WESTMORELAND HOUSE

Scrubs Lane, White City, NW10 6RE

Industrial  
**TO LET**

**2,158 sq ft**  
(200.48 sq m)

- 4.12m ceiling height
- 3-phase power supply
- Close proximity to A40/A406
- 2 parking spaces
- Moments from Willesden Junction (Bakerloo and Overground Station)
- Rear roller shutter
- Staff facilities
- Great natural light

# Ground Floor Unit 1 Westmoreland House, Scrubs Lane, White City, NW10 6RE

## Summary

Available Size	2,158 sq ft
Rent	£39,996 per annum
Business Rates	To be confirmed.
Service Charge	£589.15 per annum
VAT	Applicable
EPC Rating	C

## Description

Unit 1 is an open plan ground floor commercial space suitable for a wide range of uses (subject to the landlords approval).

The property has excellent natural light, 2 parking spaces, 3-phase power, wcs, kitchenette and good ceiling height throughout of 4.12m.

## Location

The property is located in a prominent location on 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, Ladbroke 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:

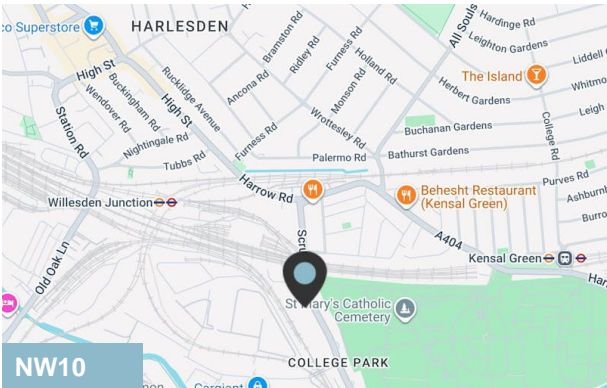
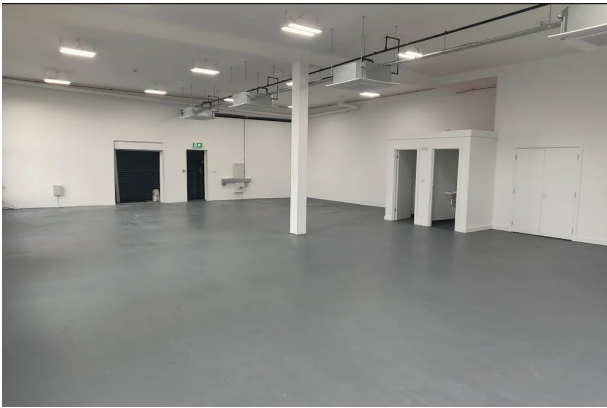
Name	sq ft	sq m	Availability
Ground - Storage / Office	2,158	200.48	Available
Total	2,158	200.48	

## Viewings

Via arrangement with Dutch & Dutch.

## Terms

A new lease for a term by arrangement.



## Viewing & Further Information



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