



Modern business unit with parking TO LET

7 RUTLAND STUDIOS

Scrubs Lane, White City, NW10 6RE

Industrial

TO LET

980 sq ft

(91.04 sq m)

- Arranged over ground floor and mezzanine
- Close proximity to Central London
- Pedestrian access
- Ideal unit for storage/light industrial uses
- Moments from Willesden Junction (Bakerloo and Overground Station)
- Allocated parking

7 Rutland Studios, Scrubs Lane, White City, NW10 6RE

Summary

Available Size	980 sq ft
Rent	£22,500 per annum
Business Rates	N/A
VAT	Applicable
EPC Rating	C

Description

Modern business unit arranged over ground floor and mezzanine.

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

The property is located in the Rutland Studios just off 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, Ladbrooke 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:

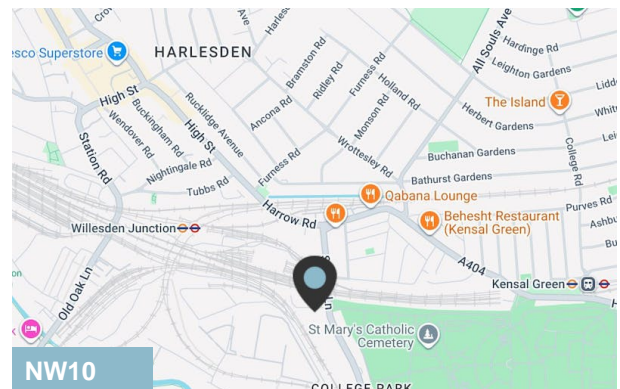
Name	sq ft	sq m	Availability
Ground	703	65.31	Available
Mezzanine	276	25.64	Available
Total	979	90.95	

Viewings

Strictly via arrangement with Dutch and Dutch.

Terms

A new lease for a term by arrangement with a 6 month rent deposit required.



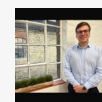
Viewing & Further Information



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Rutland Studios, Cumberland Park, Scrubs Lane, London, NW10

Net Internal Area = 980 sq ft / 91 sq m

For identification only - Not to scale

