



**24 Scrubs Lane**  
London, NW10 6RA

**Industrial / Warehouse Unit with  
Large Securely Gated Yard**

**24,751 sq ft**

(2,299.44 sq m)

- Approx. 25,080 sq ft yard
- Ample parking provisions
- 4.6m height rising to 8.15m
- 4x Electric loading doors with covered loading bays
- 3 Phase power & gas
- Conveyor belt & goods lift to first floor storage / offices
- Walking distance to Willesden Junction UG (Bakerloo Line)
- Close proximity to A40



# 24 Scrubs Lane, London, NW10 6RA

## Summary

Available Size	24,751 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The premises comprise a circa 1970-1980's built steel portal frame industrial unit of brick elevations. The warehouse benefits from a maximum eaves height of 8.15m with additional storage / office provided on the first floor. Access is gained via four full height electric up & over loading doors serviced by dedicated covered loading bays. The premises also benefits from a securely gated yard area, the ground is hard standing and level access available via dedicated double electric gates.

## Location

The property is located due north of the White City junction on the A40 and is accessed directly from the A219 (Scrubs Lane). The A219 links with the A40 Western Avenue providing excellent access into Central London and also the national motorway networks (M1, M4, M40 and M25). Willesden Junction Underground Station (Bakerloo Line) is 0.5 miles away offering good public transport links into Central London and beyond.

## Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	18,654	1,733.01
First Floor Office / Storage	6,097	566.43
Total (GIA)	24,751	2,299.44
Yard	25,080	2,330.01

## Tenure

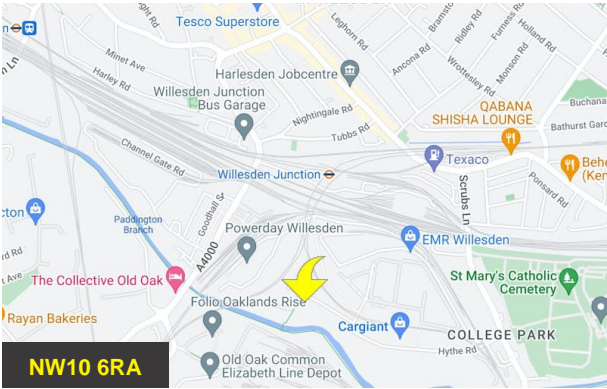
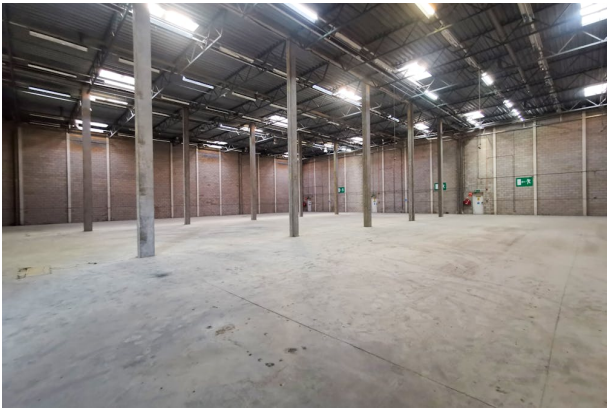
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews.

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



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