



AVAILABLE TO LET

89-91 Scrubs Lane

89-91 Scrubs Lane, White City, London NW10 6QU

Ground Floor Warehouse/Showroom in Character Period Building

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89-91 Scrubs Lane is an attractive period building arranged around a shared Courtyard, the right hand side of the ground floor is available and will be ready for occupation immediately.

The property benefits from a pedestrian entrance to the middle of the building and roller shutter loading door on the right hand side. The space available includes two large open plan areas, private offices, W/C's and a private kitchen with break out facilities.

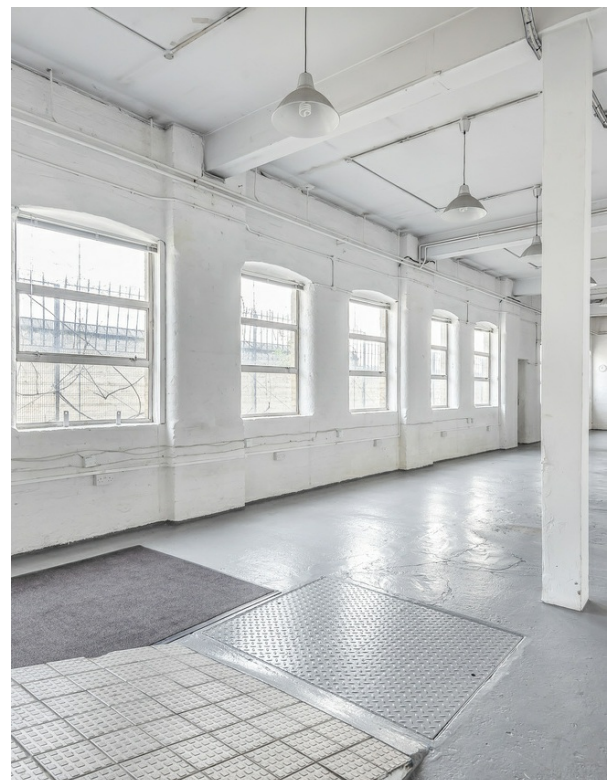
The ground floor could be suitable for a number of business, showroom or storage uses subject to the Landlords approval.

Rent	£35,000 per annum
Est. S/C	£3,500 per annum
S/C Details	The S/C covers electricity, gas, water, insurance, and cleaning of the communal courtyard.
Est. rates payable	£9,754 per annum
Building type	Warehouse
Planning class	B1
Size	2,639 Sq ft
VAT charges	Plus VAT
Lease details	A new Full Repairing and Insuring Lease Outside the Landlord and Tenant Act 1954 for a term by arrangement.
EPC category	E

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/39869-89-91-scrubs-lane-89-91-scrubs-lane>



2 parking spaces

Excellent access to Central London via Scrubs Lane

Kitchen / break out area

Immediate occupation

Concrete floor

Attractive period building



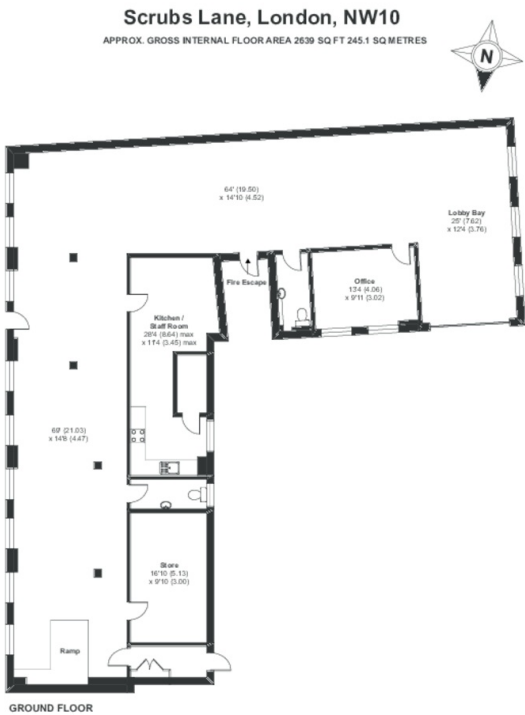
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Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Status
Warehouse	Ground floor	2,639	£13.26	£1.33	£38,500.00	Available



While every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of negotiation.

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Floors & availability

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Status
Warehouse	Ground floor	2,639	£13.26	£1.33	£38,500.00	Available

Location overview

The property is located on Scrubs Lane in the heart of Old Oak Common 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.

Airports

London Heathrow 10.3m, London City 12.6m, London Luton 24.6m

National rail

Willesden Junction Low Level 0.4m, Kensal Green 0.5m, Willesden Junction 0.5m

Tube

Willesden Junction 0.5m, Kensal Green 0.5m, Kensal Rise 0.8m

Estimated rates

£9,753.60 per annum

Estimated service charge

£3,500.00 per annum

The S/C covers electricity, gas, water, insurance, and cleaning of the communal courtyard.

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

Legal costs

Each party to bear their own legal costs.

VAT

Plus VAT

Planning class

B1

Lease summary

A new Full Repairing and Insuring Lease Outside the Landlord and Tenant Act 1954 for a term by arrangement.

Notes:



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Quote reference: 89-91 Scrubs Lane

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.