



## Unit 3

Rutland Studios, Scrubs Lane, London, NW10 6RE

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

**1,404 sq ft**

(130.44 sq m)

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

# Unit 3, Rutland Studios, Scrubs Lane, London, NW10 6RE

## Summary

Available Size	1,404 sq ft
Rent	£29,904 per annum
Business Rates	Upon Enquiry
Service Charge	£825 per annum
EPC Rating	Upon enquiry

## Description

Unit 3 is a newly refurbished industrial unit ideal for light industrial or storage use. The unit features a secure electric roller shutter (4mx4m), excellent internal height (2.73m) 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

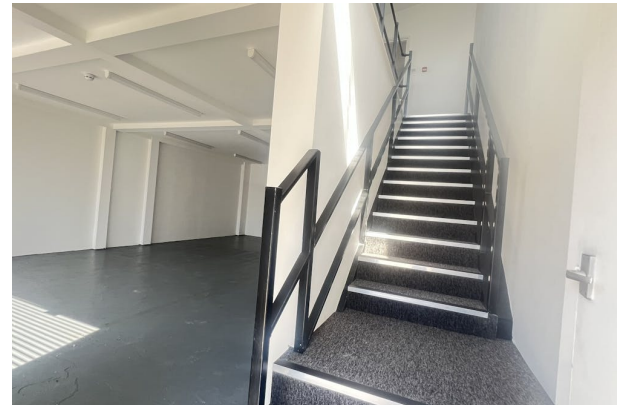
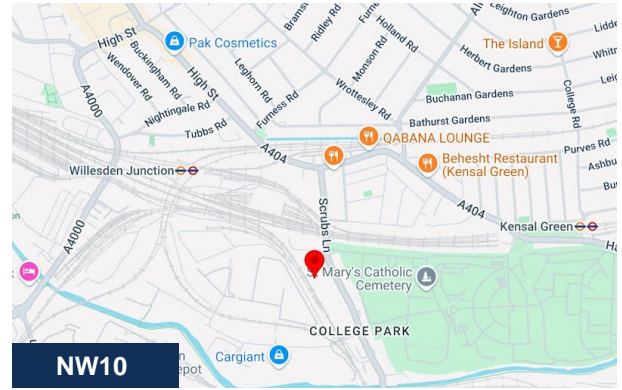
Close to the heart of London, our affordable White City warehouses have easy access to central London plus Westfield shopping centre is just down the road.

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
1st	673	62.52	Available
<b>Total</b>	<b>1,404</b>	<b>130.43</b>	



## Viewing & Further Information



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