



Unit 2 Rutland Studios

Scrubs Lane, London, NW10 6RE

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

731 sq ft

(67.91 sq m)

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

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Summary

Available Size	731 sq ft
Rent	£24,120 per annum
Business Rates	Upon Enquiry
Service Charge	£825 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

Unit 2 is a newly refurbished industrial unit ideal for light industrial or storage use. The unit features a secure electric roller shutter (4x4m), excellent internal height (5.8m) 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

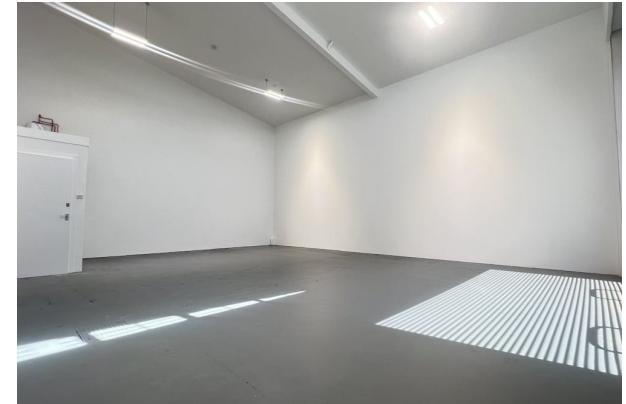
Close to the heart of London, our affordable White City warehouses have easy access to central London plus Westfield shopping centre is just down the road.

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
Total	731	67.91	



Viewing & Further Information



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