



## Unit 1a Westmoreland House

Scrubs Lane, Willesden, NW10 6RE

### Recently refurbished open plan warehouse

**2,158 sq ft**  
(200.48 sq m)

- Open plan warehouse
- 4.123m Floor to ceiling height
- W/C
- Hard standing floor
- 3 phase 200 amp power supply
- 6 parking spaces

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## Summary

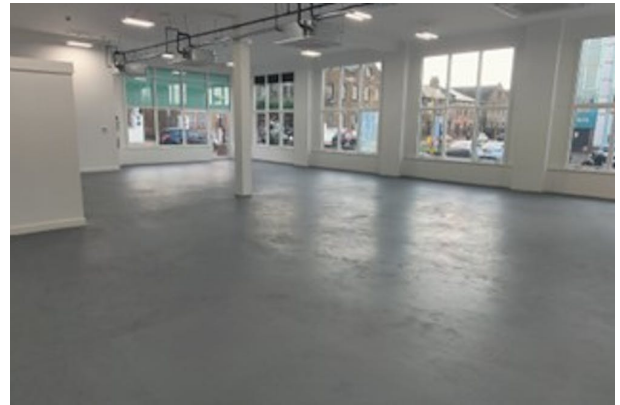
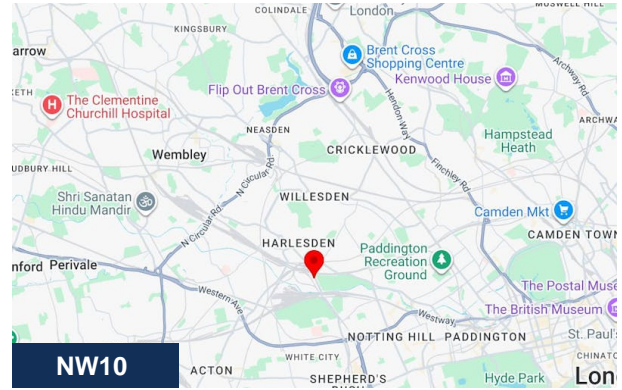
Available Size	2,158 sq ft
Rent	£39,996 per annum
Rates Payable	£30,802.50 per annum
Rateable Value	£55,500
Service Charge	£589.15 per annum
EPC Rating	C

## Description

Unit 1 offers an open-plan layout with excellent natural light and flexible floor configuration — perfect for creating a tailored workspace to suit your needs. This unit is currently at the final stages of refurbishment, benefiting from a loading bay at the rear of the unit with shutter access as well as pedestrian access and frontage to the main road (Scrubs Lane NW10).

## Location

Positioned just a short walk from Willesden Junction station, and close to White City, and Wood Lane stations, the unit provides great connectivity via the Bakerloo, Central, Hammersmith & City, Circle and Overground lines. Quick road access via the A40/Western Avenue.



## Viewing & Further Information



**Finlay Milnes**

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