



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

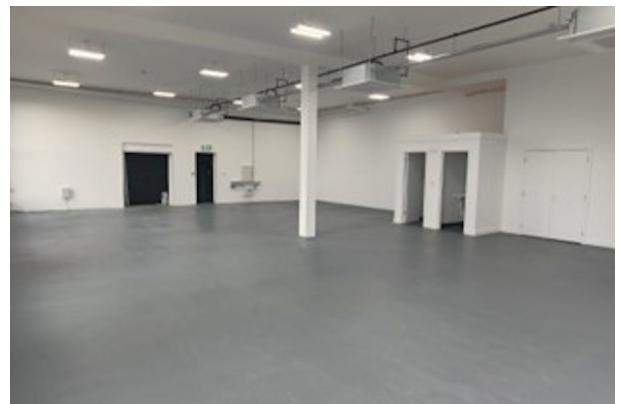
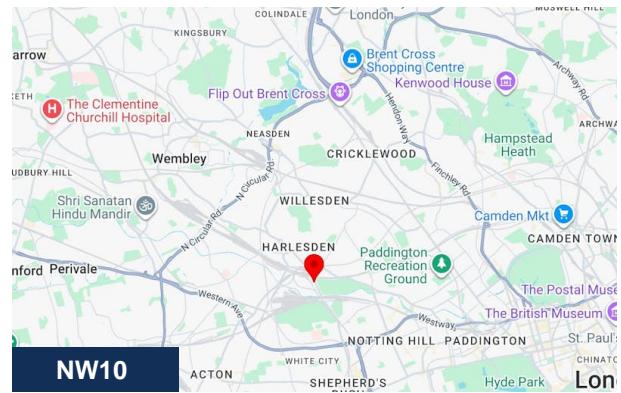
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|----------------|----------------------|
| Available Size | 2,158 sq ft |
| Rent | £39,996 per annum |
| Rates Payable | £30,802.50 per annum |
| Rateable Value | £55,500 |
| Service Charge | £589.15 per annum |
| EPC Rating | C |

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



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