



24 Scrubs Lane

Willesden, NW10 6RA

**Large open plan warehouse
with yard space**

24,751 sq ft

(2,299.44 sq m)

- 4.6m Minimum eaves height rising to 8.15m at the apex
- 4 Electric rolling shutters (W: 3.2m x H: 4.34m)
- Dedicated loading bays
- Covered loading canopy
- Concrete floor
- Gas heating & 3 phase power
- W/Cs & shower rooms
- Secure yard with electric gates & 24-hour access
- Goods lift & conveyor belt to first floor
- Parking for over 60 cars

Summary

Available Size	24,751 sq ft
Rates Payable	£138,750 per annum
Rateable Value	£250,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

This warehouse/Industrial unit benefits from a hard standing secured electric gated yard with parking for over 60 vehicles. Access is gained via four full height electric up & over loading doors serviced by dedicated loading bays. Maximum eaves height of 8.15m.

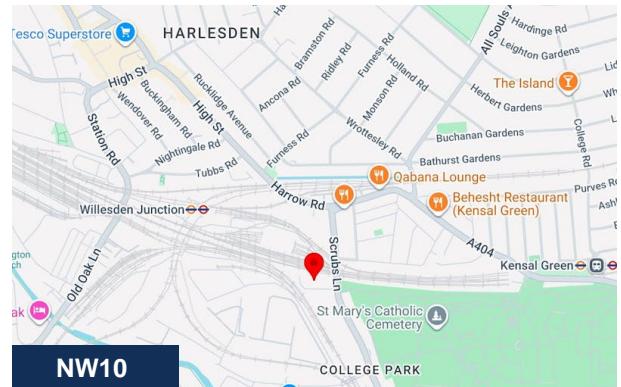
Location

The building is located to the rear of 24 Scrubs Lane in a prominent position on Scrubs Lane and has excellent road access to London with the A40 under 10 minutes away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	19,483	1,810.03	Available
Mezzanine	300	27.87	Available
1st	6,765	628.49	Available
Outdoor	25,080	2,330.01	Available
Total	51,628	4,796.40	



Viewing & Further Information



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