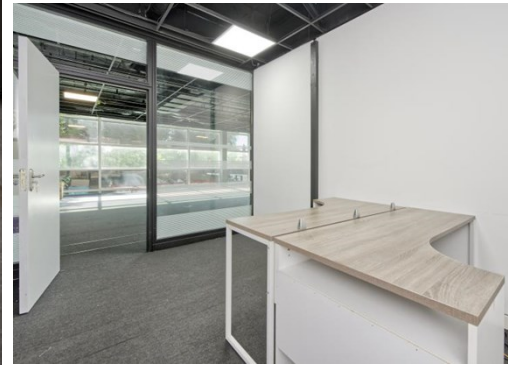
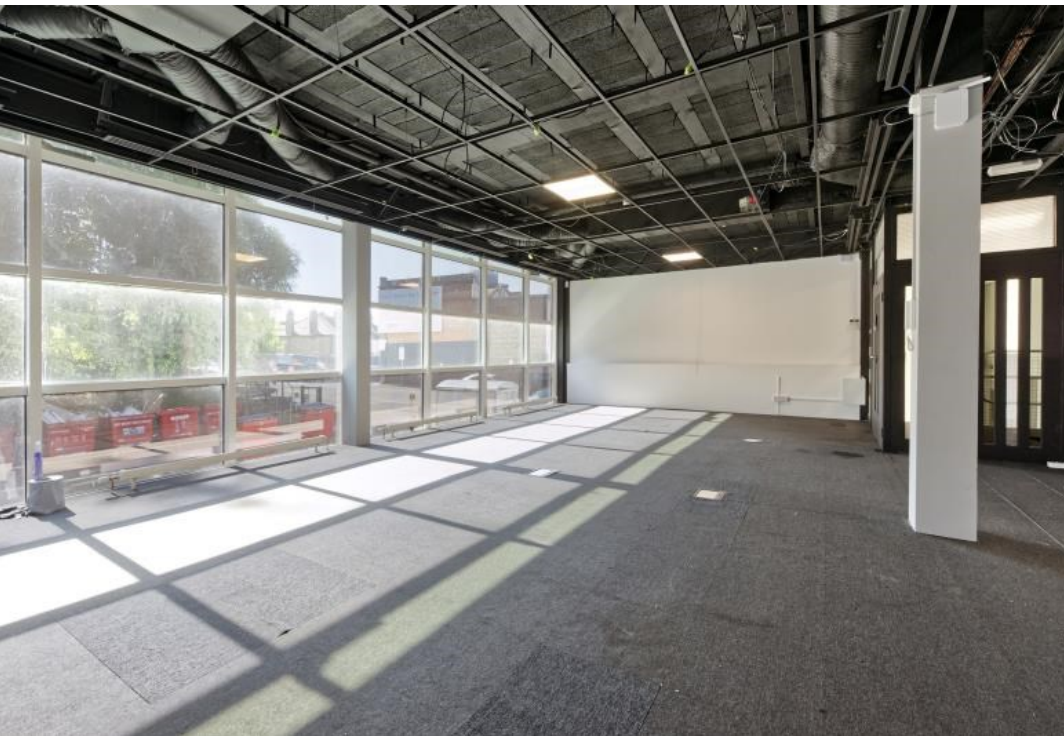


K C L

MMXX
EST

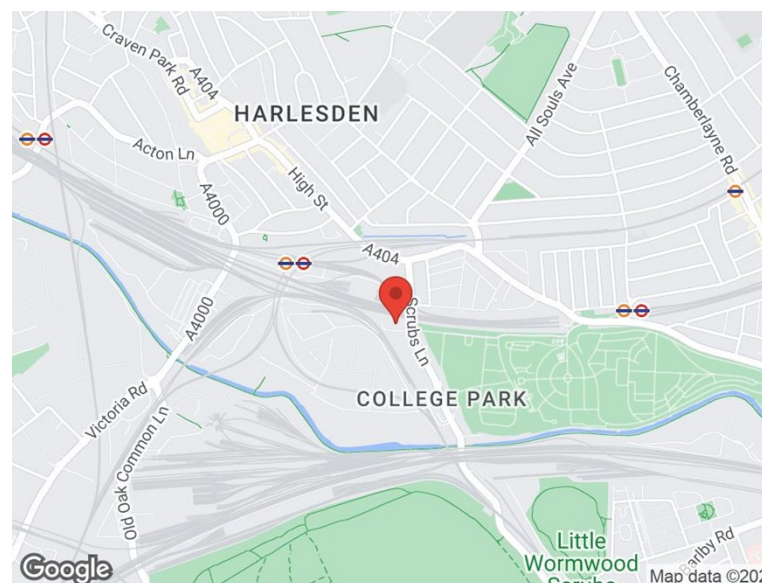
24 Scrubs Lane, London, NW10 6RA

A 1ST FLOOR OFFICE SUITE WITH X2 SUBSIDIARY PRIVATE OFFICES & X2 PARKING SPACES CLOSE TO WILLESDEN JUNCTION

TO LET

Area: **1,036.00 FT² (96.25M²)** Rent: **£26,500 per annum, exclusive**

- Open plan office
- x2 private offices
- Communal kitchen / breakout area
- Communal W/C
- Good natural light
- Air conditioning
- X2 off street parking spaces





24 Scrubs Lane, London, NW10 6RA

LOCATION:

The premises form part of an office block which is situated on the westerly side of Scrubs Lane, immediately south of the junction with Waldo Road. Other local businesses include, Studio Seilern Architects, NMT London, Capital Accountants, Videoheads Kit & Crew Hire, London Professional Training College, The Water Monopoly, Yakitori King, Leila London Fabrics, Lil & Kate London, The Daylight Company, Le Mob Studios and MG Fashion Studio. Public transport is accessed via Wilsden Junction (Overland and Bakerloo line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The office block is of concrete, steel and glazed construction with the subject office suite occupying part of the 1st floor. The unit is accessed via a communal staircase and corridor that leads to an open plan office area and 2 subsidiary private offices. The unit is served by a communal kitchen and a W/C. Additionally the unit benefits from air conditioning and is fitted with a smoke alarm system, partition walls and the floor is carpeted. Additionally the office in allocated 2 off street parking spaces.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
1st Floor Open Plan Office	762.00	70.79
Private Office 1	137.00	12.73
Private Office 2	137.00	12.73
TOTAL	1,036.00FT²	96.25M²

FLOOR PLAN:

LEASE TERMS:

A Licence to Occupy for a term to be negotiated

RENT: £26,500.00

RATES: Inclusive of rent.

SERVICE CHARGE: Inclusive of rent.

POSSESSION: Full vacant possession immediately on completion of legal formalities

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Subject to VAT

EPC: Available upon request.

CONTACT:

Justin Knight MRICS
Knight Commercial London
 07772 874 444
 justin@knightcommerciallondon.co.uk

Chris Nowlan
Knight Commercial London
 07881 901 323
 chris@knightcommerciallondon.co.uk