



Unit B, Mitre House

101-103 Scrubs Lane, White City, NW10 6QU

Prominent Industrial / Warehouse Unit

5,894 sq ft

(547.57 sq m)

- Prominently located
- Power
- Loading door & loading bay
- Parking
- Welfare facilities
- Translucent roof panels
- Concrete floor
- Ancillary office accommodation
- Close proximity to A40
- Walking distance to Willesden UG Station (Bakerloo Line)

Unit B, Mitre House, 101-103 Scrubs Lane, White City, NW10 6QU

Summary

Available Size	5,894 sq ft
Rent	£88,320 per annum
Business Rates	Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The premises are prominently situated on Scrubs Lane, north of White City. The A40 Western Avenue is a short distance from the property and provides access to central London to the east and the M40 and M25 motorways to the west. The area is well served with public transport including White City Underground (Central Line) and Bus Station with a number of bus routes passing close to the premises. Willesden Junction London Underground station (Network Rail/Bakerloo Line) is within a short distance of the premises and provides a regular service to Central London.

Description

The unit comprises of a prominent industrial / warehouse unit benefits from an open plan warehouse on the ground floor with ancillary offices to the first floor. Access is gained via a roller shutter door and dedicated loading bay with separate customer entrance. Allocated car parking spaces are situated to the front of the premises.

Tenure

Leasehold on flexible terms - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

The accommodation comprises of the following

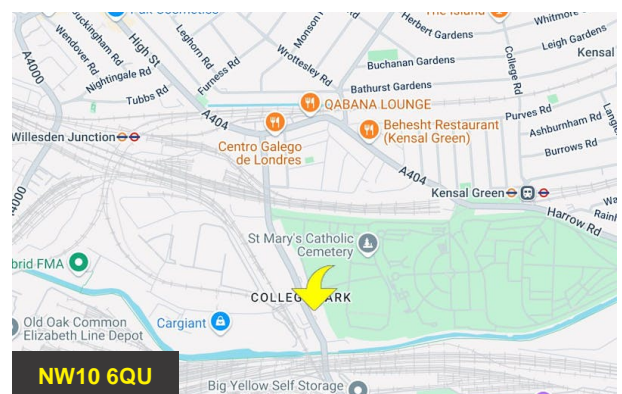
Name	sq ft	sq m
Ground - Warehouse	5,894	547.57
Total	5,894	547.57

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



Jack Pay

020 8075 1238 | 07411 576313

jp@telsar.com



Tom Boxall

0208 075 1239 | 07481 186334

tb@telsar.com