

COMMERCIAL UNIT TO LET

Full unit in a modern business park with great transport links

Benefits from a kitchen, toilet facilities and 24-hour secure access

Flexible usage, with the option to make alterations to the unit to suit the tenant's needs

Rutland Studios
Scrubs Lane
London
NW10 6RE

stashbee 

Size
1,570 sq. ft.

Price
£2,700 / month

Details

High-quality warehouse currently configured with 3 offices and an open storage area. This space is very flexible and can be used for light industrial or as an office.

Size

- Total area: 1,570 sq ft
- Office 1 (mezzanine left-hand side): 320 sq ft
- Office 2 (mezzanine right-hand side): 312 sq ft
- Office 3 (Downstairs office): 214 sq ft

Key Features

- 3 dedicated parking spaces
- Separate offices / meeting rooms
- Hot and cold air conditioning throughout
- Broadband & ethernet system ready to be connected
- CCTV and ADT security system
- Bathroom and kitchen

Access

- 24/7 access to the space is allowed
- The site has great vehicle access and can accommodate articulated lorries
- The roller shutter door (electric roller shutters) to the unit has double glazing windows installed, which can be removed during the tenancy

Rental Terms

- Lease length: min 6 months, max 24 months, with the option to extend
- Refundable deposit: 3 months' rent (subject to application)

Additional Costs

- Business rates are payable by the tenant (approx. £6,500 pa)
- Utilities are payable by the tenant
- VAT is NOT payable on this space

Enquires

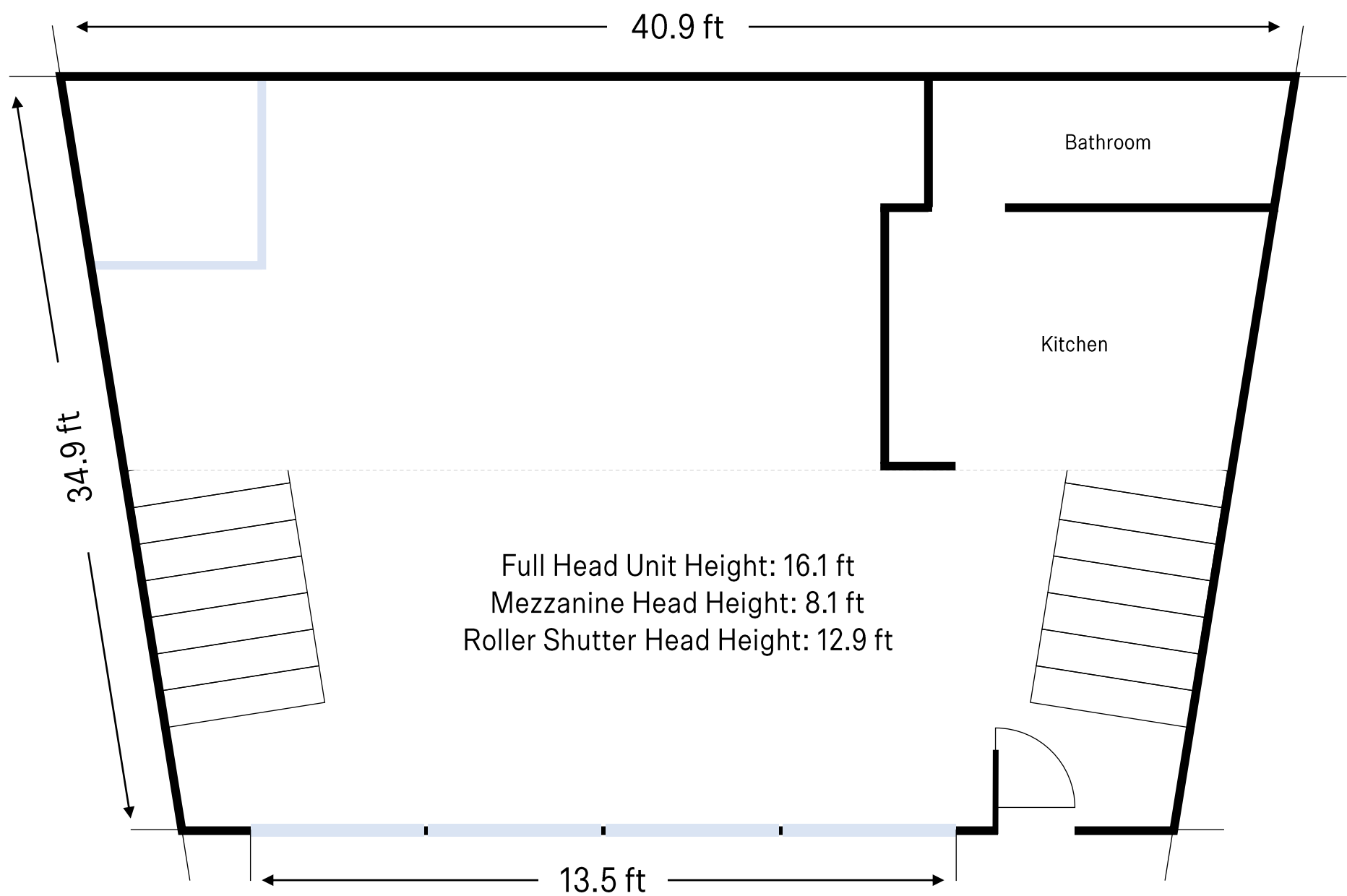
- Viewings can be arranged with a day's notice

Pricing

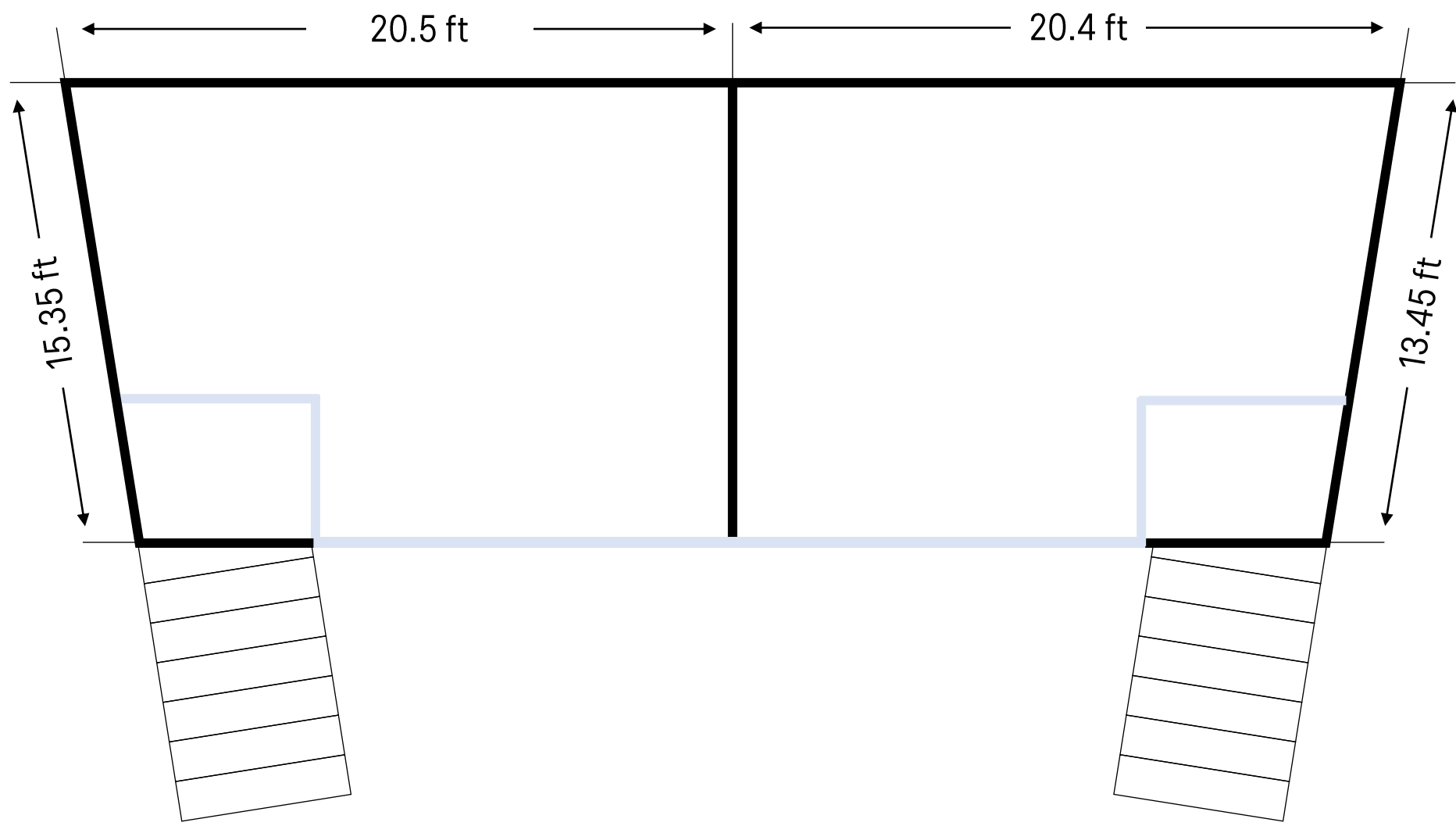
Monthly	£2,700	£1.72 /sq. ft
Annual	£32,400	£20.64 /sq. ft



Floorplan: Ground Floor



Floorplan: Mezzanine



Location

Located in the heart of Park Royal with great access to central London via the A40 and A406. 10 mins walk to the nearest Tube station, 20 mins to central London. 1-minute walk to café and food store.

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