

Two Adjoining Commercial Units In NW10 2187 sq ft (203 m²) & 3284 sq ft (305 m²)

At Very Competitive Rents



Chandelier Building 2-12 Scrubs Lane London NW10 6RB

Location: Close to the junction of Scrubs Lane with the Harrow Road approximately 3/5ths of a mile from Kensal Green Underground Station. Road links are excellent via the A40 Westway.

Located within this well known refurbished commercial building, the accommodation is situated on the 3rd Floor

Accommodation:

Two commercial units available to let. Either together or separately. The accommodation is adjoining and occupies most of the 3rd floor of the building. Unit 3.1 is currently used as a storage and packing facility and unit 3.2 as a showroom/offices with some private offices and its own wc facilities.

Approximate Gross areas:

Unit 3.1	8.13 x 25.00	2,187 sq ft	203 M²
Unit 3.2	19.13 x 15.95	3,284 sq ft	305 M²

Amenities:

LED Lighting
3.0m Ceiling Height
Concrete Floors
Kitchen Facilities
Gas Heating
Alarm & CCTV
2 Passenger Lifts Plus Goods Lift

Lease/Leases: Both leases expire 30th November 2023 without review

Rent: **Unit 3.1** £29,224.80 p.a. plus vat. rising to £33,501 plus vat on 1/12/2022. Service charges included.

Unit 3.2 £35,670.00 p.a. plus vat. rising to £49,068 plus vat on 1/12/2022. Service charges included.

Legal costs: Each party to bear their own professional costs.

Rates: **Unit 3.1** £18,962 p.a payable 2022-2023

Unit 3.2 £20,583 p.a. payable 2022-2023

P.T.O.

