



WAREHOUSE STYLE COMMERCIAL SPACE TO RENT

3.1 CHANDELIER BUILDING

8 Scrubs Lane, NW10 6RB

Office

TO LET

1,980 sq ft

(183.95 sq m)

- Potential for allocated parking
- Passenger & goods lift
- Concrete floors
- Great natural light
- Available now
- 3 x W/C's
- Walking distance to Willesden Junction Station
- Service Charge includes: Water, Gas, Communal Cleaning & Maintenance

3.1 Chandelier Building, 8 Scrubs Lane, London, NW10 6RB

Summary

Available Size	1,980 sq ft
Rent	£22.50 per sq ft
Rates Payable	£18,176 per annum
Rateable Value	£35,500
Service Charge	£5.67 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

3.1 Chandelier Building is a warehouse style office/showroom located on the first floor of this imposing building. The space is open plan with the benefit of W/C's and an area for a kitchen to be installed. subject to approval.

Benefits include good natural light, 24/7 access, onsite caretaker, passenger lift, two goods lifts, concrete floors, gas central heating, kitchenette and WC's.

Parking is available on site by separate arrangement.

The units are available to let now and would be suitable for a variety of uses subject to the landlords consent.

Accommodation

The accommodation comprises the following areas:

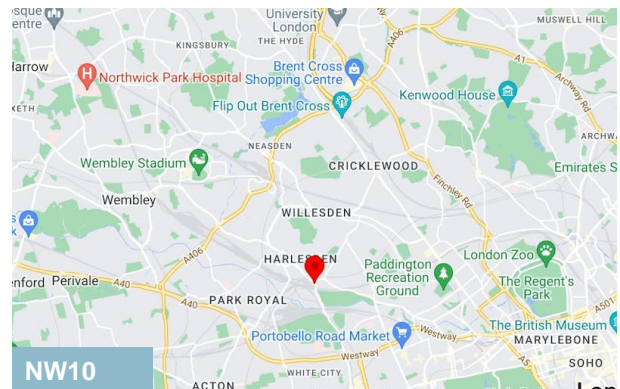
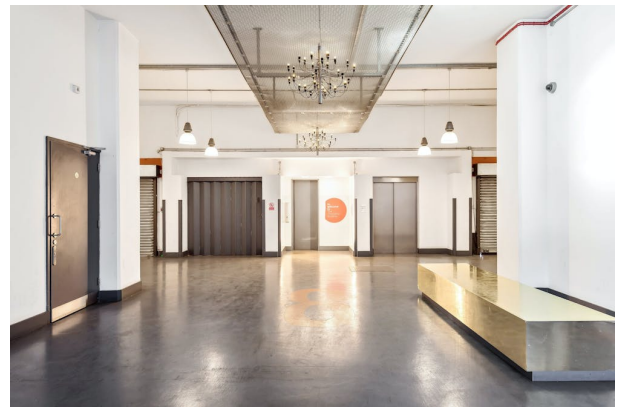
Name	sq ft	sq m	Availability
3rd - 3.1	1,980	183.95	Available
Total	1,980	183.95	

Viewings

Strictly via arrangement with Dutch and Dutch.

Terms

A new lease for a term by arrangement.



Viewing & Further Information



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