



**12 Scrubs Lane**  
White City, NW10 6RB

**Prominent Roadside Trade  
Counter / Showroom with Parking**

**886 sq ft**

(82.31 sq m)

- Prominent located
- Rear yard and parking
- 3 Phase power
- Clear eaves 2.3m
- WC & kitchenette
- Shutter to entrance doors
- LED lighting
- Ram raid posts in front of yard
- Close proximity to A40
- Walking distance to Willesden Junction UG Station

# 12 Scrubs Lane, White City, NW10 6RB

## Summary

<b>Available Size</b>	886 sq ft
<b>Rent</b>	£35,480 per annum
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Hammersmith & Fulham to obtain this figure
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (91)

## Location

The property is located due north of the White City junction on the A40 and is accessed directly from the A219 (Scrubs Lane). The A219 links with the A40 Western Avenue providing excellent access into Central London and also the national motorway networks (M1, M4, M40 and M25).

## Description

The premises comprise a prominently located former trade counter / showroom unit that can be modified to suit alternative occupiers. The unit benefits from 3 phase power, welfare facilities with car parking to the side and service yard to the rear.

## Tenure

Leasehold - 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

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Trade Counter / Showroom	886	82.31
TOTAL	886	82.31
Approx. Rear Yard	1,227	113.99

## VAT

All prices are subject to VAT.

## 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.

## Travel Distances

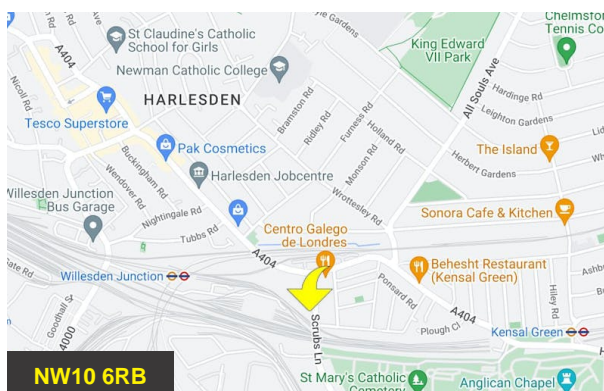
Willesden Junction Underground Station (Bakerloo Line) - 0.4 miles

Harlesden High Street - 0.5 miles

A40 - 1.3 miles

Central London - 6.4 miles

Source: Google Maps



## Viewing & Further Information



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