



AVAILABLE TO LET

# Chandelier Building, 8 Scrubs Lane

8 Scrubs Lane, Willesden, London, UK NW10 6RB

Selection of Office/Showroom Suites To Rent

## Selection of Office/Showroom Suites To Rent

A selection of three warehouse style office/showrooms located on the 3rd floor of this imposing building.

The units could be let as a whole or individually. The unit benefits from having great natural light, lots of windows, 24/7 access, onsite caretaker, passenger lift, two goods lifts, concrete floors, gas central heating, kitchenette and WC's.

Units 3.1 and 3.3 have shared WC's, a shower and each have one allocated parking space.

The units are available to let now.

<b>Rent</b>	£20.00 psf
<b>Est. S/C</b>	£5.00 psf
<b>Building type</b>	Office
<b>Secondary use</b>	Industrial
<b>Planning class</b>	B1
<b>Secondary classes</b>	B8
<b>Sizes</b>	1,025 to 5,287 Sq ft
<b>VAT charges</b>	Plus VAT.
<b>EPC certificate</b>	Available on request

Marketed by: Dutch & Dutch

For more information please visit:  
<http://example.org/m/38359-chandelier-building-8-scrubs-lane-8-scrubs-lane>



Entire 3rd floor available

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Allocated parking

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Open plan suites

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Passenger & goods lift

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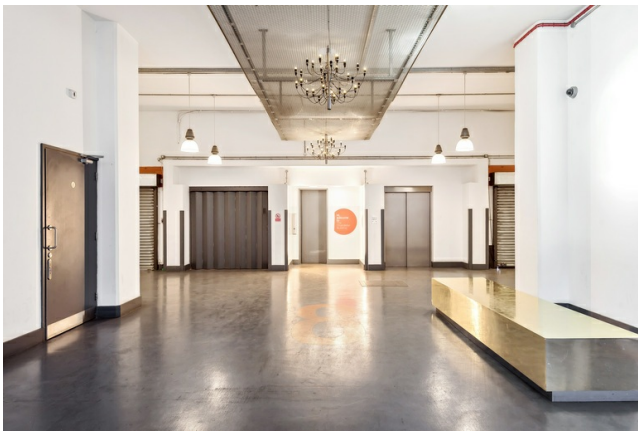
Concrete floors

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Great natural light

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Gas central heating





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Data provided by Google

## Units & availability

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Status
1.4	First	1,025	£20.00	£5.00	£25,625.00	Available
2.3	Second	1,141	£20.00	£5.00	£28,525.00	Available
3.1	3rd	1,980	£20.00	£5.00	£49,500.00	Available
3.3	3rd	1,141	£20.00	£5.00	£28,525.00	Available
<b>Total</b>		<b>5,287</b>			<b>£132,175.00</b>	

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<b>Location overview</b>	The property is located a short walk from Willesden Junction Station just off Scrubs Lane which offers easy access to White City, Central London and the White City Junction of the A40 Westway and the Motorway network (M1, M4, M40 and M25).
<b>Airports</b>	London Heathrow 10.3m, London City 12.7m, London Luton 24.4m
<b>National rail</b>	Willesden Junction Low Level 0.2m, Willesden Junction 0.3m, Kensal Green 0.5m
<b>Tube</b>	Willesden Junction 0.3m, Kensal Green 0.6m, Kensal Rise 0.7m
<b>Estimated service charge</b>	£5.00 psf
<b>Legal costs</b>	Each party to be responsible for their own legal cost incurred.
<b>VAT</b>	Plus VAT.
<b>Planning class</b>	B1
<b>Secondary planning class</b>	B8
<b>EPC</b>	Available on request





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Quote reference: RENT-38359

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.