

REFURBISHED OFFICE/SHOWROOM BUILDING FOR SALE OR TO LET



SCRUBS LANE CUMBERLAND BUSINESS PARK, LONDON NW10 2,939 SQ FT (273 SQ M)

Location: Situated within a small business park in Scrubs Lane, which is just off Harrow Road. The nearest Underground Station is Willesden Junction and there are bus routes to White City and Shepherds Bush Underground Stations.

Description: Comprising two intercommunicating office buildings which have been refurbished to a high standard. The premises comprise a mixture of open plan and separate offices, together with luxury WC and kitchen facilities.

Features:

- *Air conditioning/heating
- *Large open space for showroom/reception
- *Velux roof windows in 1st floor offices
- *Excellent natural light
- *Boardroom with ensuite WC
- *Security alarm
- *Parking for 8 vehicles

Areas: 2939 sq ft (273 sq m) over ground and 1st floor

Terms: Available on a new FRI Lease at £14.50 per sq ft (£42,615)

Or

Available Freehold at £180 per sq ft (£529,020).

Business Rates: London Borough of Hammersmith and Fulham – Rates Payable for 2010/2011 approximately £16,500 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Service Charge: £1,500 pa plus VAT

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only via
Claridges Commercial – 0845 205 0007**





Ground Floor – MD Office



Private W/C room next to Boardroom



Ground Floor – MD Boardroom



Staircase – solid wood rail

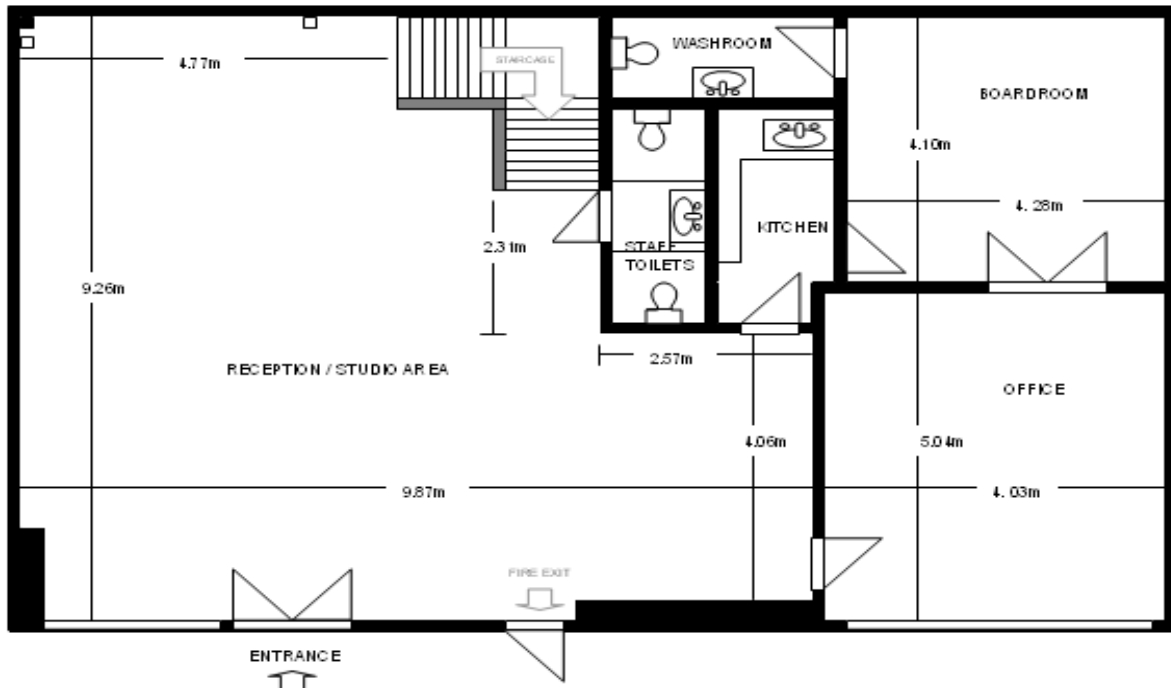


Ground Floor – W/C

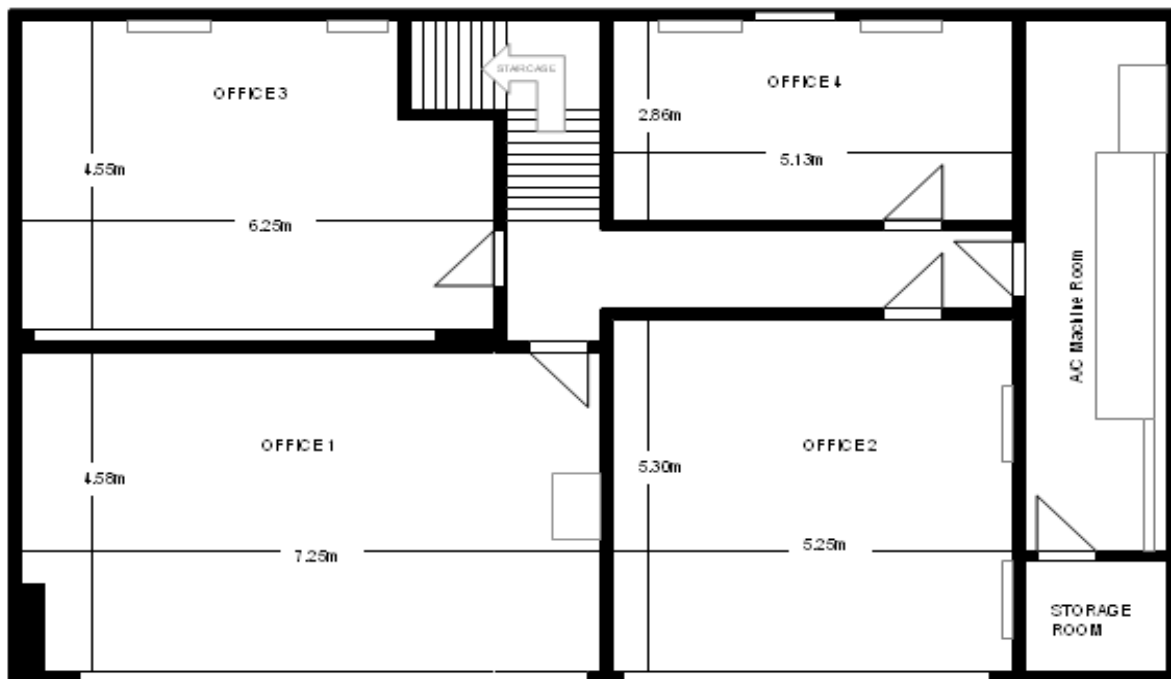


Ground Floor – Fitted Kitchen

Ground floor plan



First floor plan



FRONT