

Mitre Yard

104-106 Scrubs Lane,
London NW10 6SJ



New Commercial Units To Let
From 76m² (715ft²) to 278m² (3,000ft²)

FORT

Features:

- Shell and core condition, ready for tenant fit-out
- Excellent ceiling height throughout
- Great natural light to all units
- Suitable for all E uses
- New lease available
- Capped electric and water services
- 3-phase power
- Located within the Old Oak Common and Park Royal Development Corporation (OPDC) masterplan area - one of Europe's largest regeneration projects.



Description:

Mitre Yard is situated in the heart of one of the UK's largest regeneration projects, within The Old Oak and Park Royal area, transforming a predominantly industrial area into a new and exciting neighbourhood.

The units are offered in shell and core condition with excellent ceiling heights throughout, good natural light, shop frontages and capped services and are available for immediate occupation.

The development is arranged across the North and South Towers and comprises 247 residential units and ground-floor commercial units. There are a further 208 residential units located within a scheme directly opposite, albeit delivered by a different developer.

Regeneration in the area is expected to support future growth, attracting residential and commercial interest. The area is also close to the bustling Westfield shopping centre and the vibrant cultural hub of Shepherd's Bush.



Location:

Mitre Yard, Scrubs Lane is located in West London at the heart of the OPDC masterplan area, which is undergoing significant redevelopment and transformation.

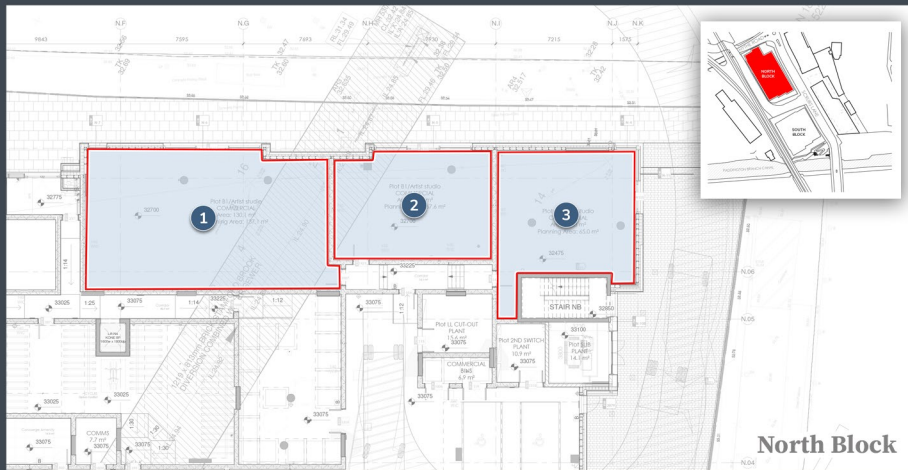
The development sits adjacent to the new Old Oak Common station, a major interchange serving HS2 and the Elizabeth Line (Crossrail), and one of the UK's largest new transport hubs.

OPDC plans provide for circa 25,500 new homes and around 65,000 new jobs across the wider opportunity area, making it one of the largest planned regeneration projects in Europe. (Figures per OPDC: to be verified; interested parties should make their own enquiries.

The units are in a prominent location and positioned near major transport links, including Willesden Junction (Bakerloo and Overground), Wood Lane Underground stations and the brand-new Old Oak Common Station.







Size:

North Block

Unit 1 130m² (1400ft²)

Unit 2 66m² (715ft²)

Unit 3 76m² (819ft²)

Please note the 3 units can be combined. Further details are available upon request.

South Block

Unit 4 75m² (809ft²)

Unit 5 94m² (1006ft²)

Unit 6 77m² (829ft²)

Please note units 4 & 5 can be combined. Further details are available upon request.

Leases:

New 15-year leases.

Rent:

Unit 1: £30,000.00

Unit 2: £15,500.00

Unit 3: £17,500.00

Unit 4: £17,000.00

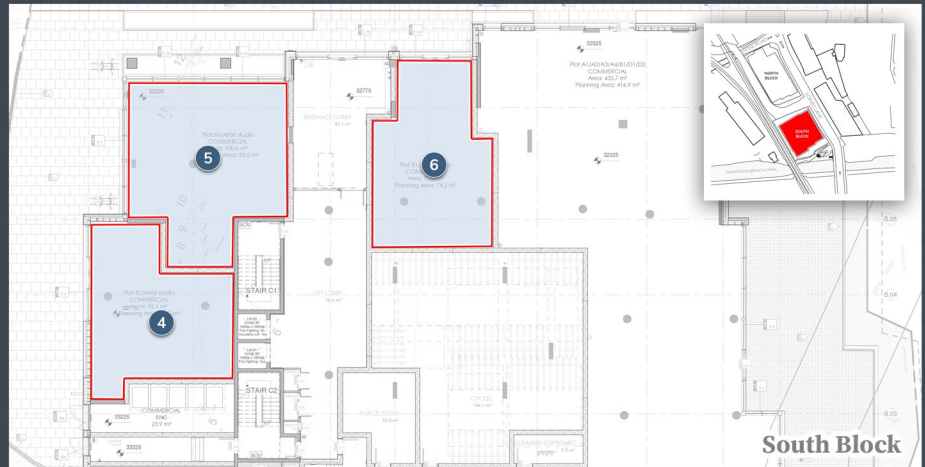
Unit 5: £21,500.00

Unit 6: £17,500.00

All quoted rents are exclusive of rates, service charges, landlords insurance & VAT.

Rent Reviews:

Five-yearly upward-only rent reviews linked to compounded CPI (collar and cap to be agreed).



Rates:

The unit is to be assessed. Interested parties should verify rateable value and rates payable with the London Borough of Hammersmith & Fulham / VOA.

Service Charge:

Details available on application.

EPC:

Details available on application.

Legal Costs:

Each party to bear their own associated legal costs.

(12/06/2026: Subject to Contract)



Further Information:

To arrange an inspection or for further information, please contact the sole letting agent, Forty. All enquiries strictly through Forty.



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