

Mitre Yard

104-106 Scrubs Lane,
London NW10 6SJ

Unit to Let

New Retail / Convenience Store

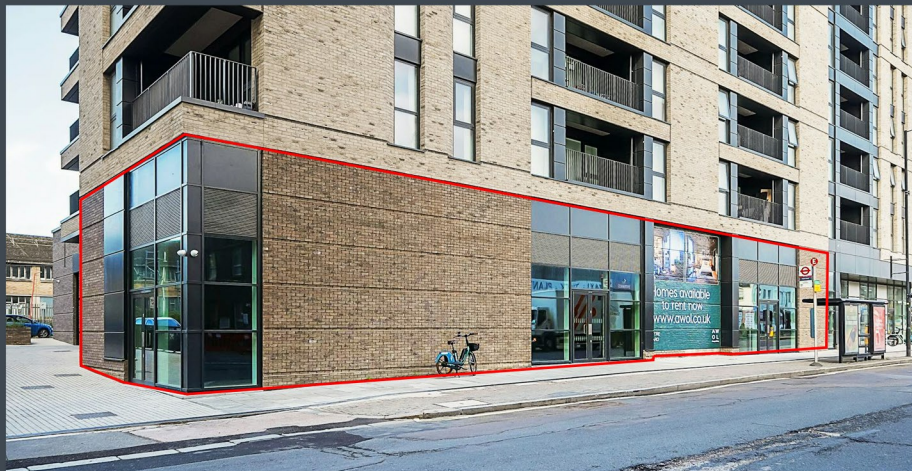
Approximate Gross Internal Area: 317m² (3,412ft²)

FORTY



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 unit is offered in shell and core condition with excellent ceiling height throughout, good natural light, shop frontages and capped services and is 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.



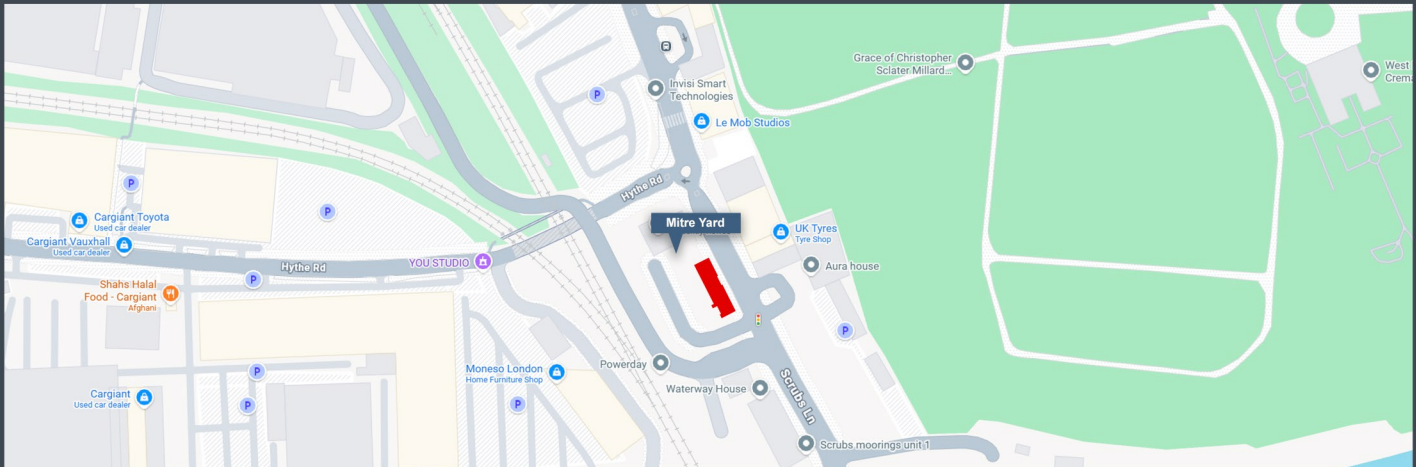
Location:

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

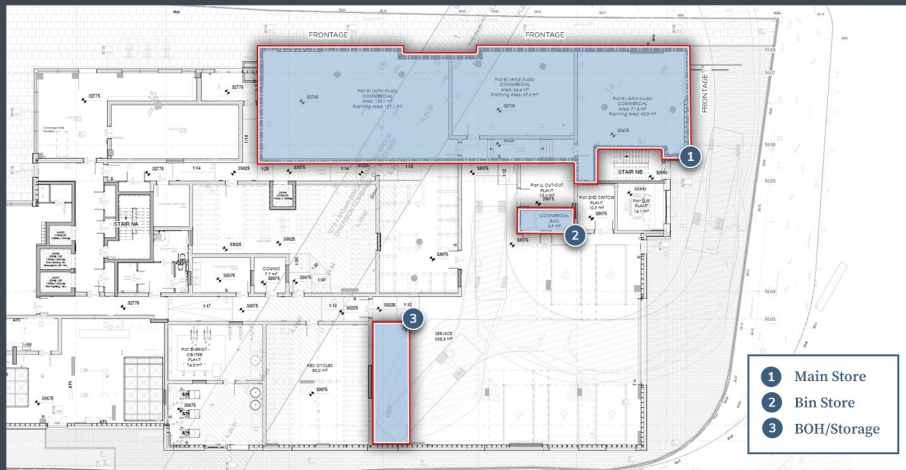
The development sits adjacent to the new Old Oak Common station, a major interchange serving HS2 and the Elizabeth Line (Crossrail), and one of the UK's largest new transport hubs.

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.







Proposed Use:

Our client proposes to combine three adjoining units to create a single larger unit suitable for a convenience store or similar Class E retail use.

Size:

The premises are consented as three separate ground floor commercial units which are being combined to form a single demise for letting.

Taken together, the three units provide a combined Gross Internal Area of 290m² (approximately 3,121ft²).

A further 27m² (approximately 291ft²) of back-of-house and storage accommodation is provided to the rear, accessed directly from the back of the property.

This brings the total Gross Internal Area to 317m² (approximately 3,412ft²).

Rent:

A quoting rent of £75,000 per annum exclusive (equating to approximately £22 per ft²).

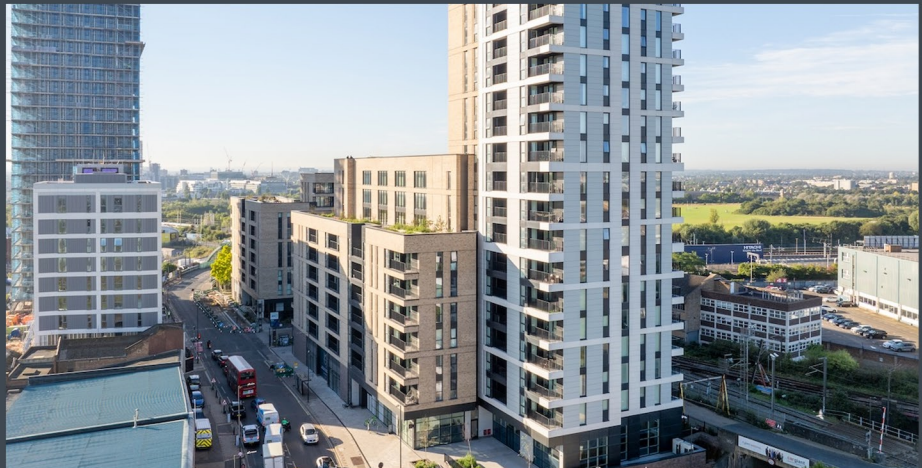
The premises are understood to be elected for VAT; rent is therefore exclusive of VAT.

Lease:

A new 15-year full repairing and insuring lease is available.

This is to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (Sections 24–28).

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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