

Unit 43 B-1, Cumberland Business Park
17 Cumberland Avenue, Park Royal, NW10 7RT

Industrial / Warehouse Unit

2,400 sq ft

(222.97 sq m)

- Min eaves height of 3.49m rising to 5.32m
- 3 Phase power
- Roller shutter door
- Allocated parking & loading
- Excellent transport links - close to A40, A406 (North Circular) and M1
- Walking distance to Park Royal Underground Station (Piccadilly Line)

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Summary

| | |
|----------------|--|
| Available Size | 2,400 sq ft |
| Rent | £45,000 per annum |
| Business Rates | Interested parties are advised to contact the London Borough of Brent to obtain this figure. |
| Service Charge | TBC |
| VAT | VAT will be payable if applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Location

Cumberland Business Park is situated off Cumberland Avenue which provides easy access to the A406 North Circular road and the A40. The A40 provides direct access to Central London to the East and the M40 and M25 motorway networks to the West. Park Royal is considered an extremely established industrial location with a high number of skilled workers within the area.

The property further benefits from being within close proximity to Park Royal, Hanger Lane, North Acton Underground stations and Harlesden, Acton Main Line and Willesden Junction Overground stations.

Description

The premises comprise a mid-terrace 1950-60s built warehouse / storage facility constructed of brick elevations to a pitched roof. The warehouse is accessed via a roller shutter door and benefits from a dedicated loading bay and allocated parking. The warehouse area is of a clear open-plan configuration and ancillary office accommodation is situated on the first floor level.

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.

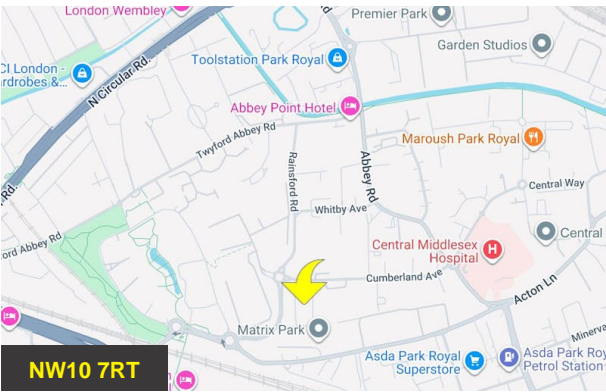
| Description | sq ft | sq m |
|------------------------|-------|--------|
| Ground Floor Warehouse | 1,953 | 181.44 |
| First Floor Offices | 447 | 41.53 |
| Total | 2,400 | 222.97 |

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.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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