**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)

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.

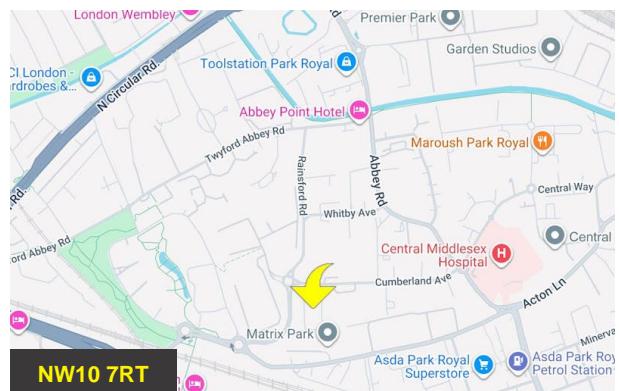
Description	sq ft	sq m
Ground Floor Warehouse	1,953	181.44
First Floor Offices	447	41.53
Total	2,400	222.97

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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