



Modern business unit with offices and parking in NW10

6 CYGNUS BUSINESS CENTRE

Dalmayer Road, NW10 2XA

Industrial
TO LET

2,296 sq ft
(213.31 sq m)

- Parking for 3 cars
- Close to Dollis Hill underground station (Jubilee Line)
- Ground floor open plan storage
- First floor open plan offices with kitchen
- Manual roller shutter

6 Cygnus Business Centre, Dalmayer Road, London, NW10 2XA

Summary

Available Size	2,296 sq ft
Rent	£32,500 per annum
Rates Payable	£10,128.75 per annum
Rateable Value	£18,250
Service Charge	£720 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

6 Cygnus Business Centre is a mid terrace light industrial / warehouse premises arranged over ground and mezzanine floors with parking at the front. The ground floor warehouse is fully open plan with a small wc. The ground floor benefits from a manual roller shutter, concrete flooring, and a ceiling height over 8 foot.

The first floor is arranged as open plan offices with a kitchen. Benefits include, carpets, good ceiling height between 8.12 - 9.90 feet, kitchen, gas central heating, translucent roof tiles and strip lighting.

The property is available in January / February and would be suitable for a wide range of uses.

Location

The premises are situated in a modern industrial estate located on Dalmayer Road off Willesden High Road in Willesden.

Dollis Hill (Jubilee Line) Underground Station is within a few minutes' walk, as well as the benefit from a number of bus services on the high road. The industrial estate has a mixture of users from Architects, plumbing suppliers to commercial kitchens.

Accommodation

The accommodation comprises the following areas:

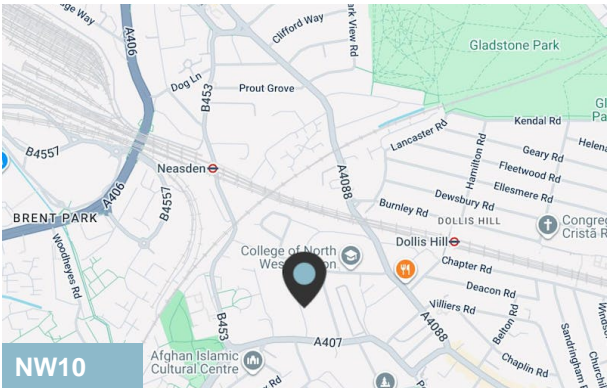
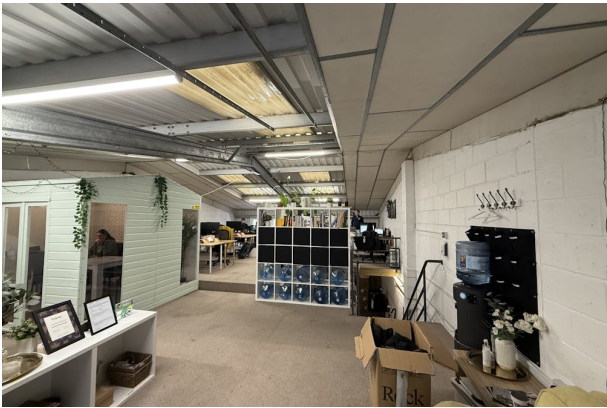
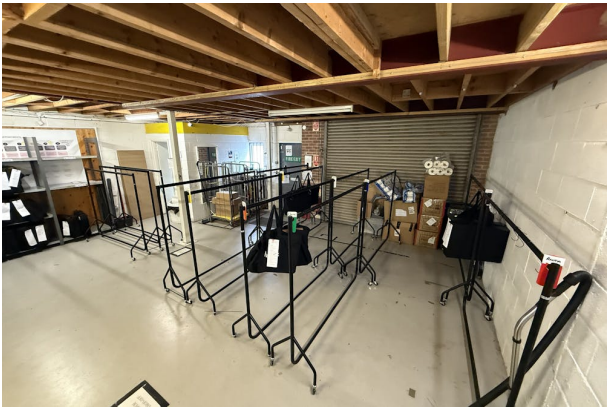
Name	sq ft	sq m	Availability
Ground	1,148	106.65	Available
1st	1,148	106.65	Available
Total	2,296	213.30	

Viewings

Via arrangement with Dutch and Dutch.

Terms

A new Full Repairing and Insuring lease outside the Landlord and Tenant Act 1954 for a term by arrangement.



Viewing & Further Information



Peter Wilson
0207 4439862 | 07896678182
peter@dutchanddutch.com



Will Dyke
02074439867 | 07476 995749
will@dutchanddutch.com

More properties @ dutchanddutch.com