



INDUSTRIAL TO LET | 1,970 SQ FT

11 CYGNUS BUSINESS CENTRE, DALMAYER ROAD, WILLESSEN, LONDON, NW10 2XA



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MODERN BUSINESS UNIT WITH OFFICES AND PARKING IN WILLESDEN FULLY REFURBISHED

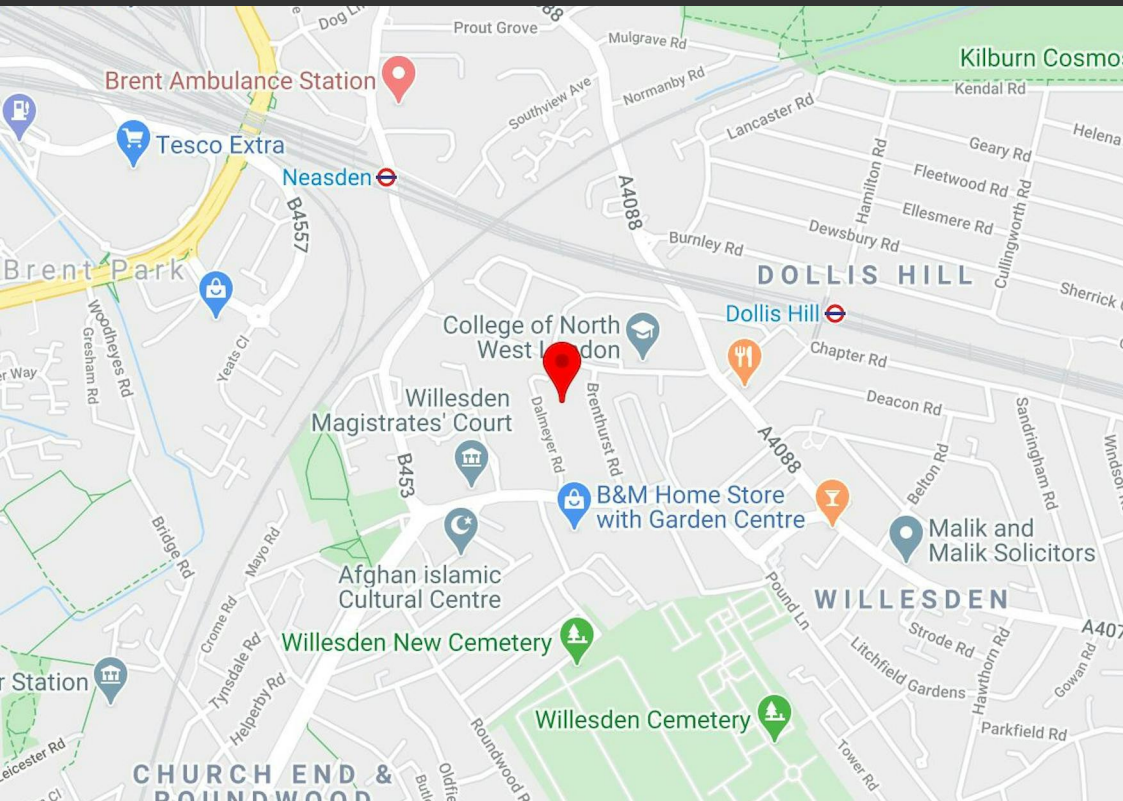
- 3 parking spaces
- Ground floor workshop / storage with shutter access
- Refurbished offices located on the first floor
- 3 phase power
- New lease available for a term by agreement
- New kitchen
- New wc with shower
- Walking distance to Dollis Hill underground station (Jubilee Line)



DESCRIPTION

11 Cygnus Business Centre is a mid-terrace light industrial / warehouse building over ground and first floors, and suitable for a variety of storage or light industrial uses, subject to the Landlord's consent. The ground floor provides a fully open-plan warehouse, easily accessible via a manual roller shutter, with stairs leading up to the mezzanine. Refurbished WC and shower facilities, along with a pedestrian entrance and three allocated parking spaces, add convenience and practicality. The unit benefits from three-phase power, a ceiling height of 8.91 feet below the mezzanine, and additional storage beneath the stairs.

The mezzanine, measuring 870 sq ft, is refurbished to offer modern office accommodation with a refurbished kitchen, double-glazed windows at the front, and translucent roof panels which offer good natural light.



LOCATION

The premises are situated within a modern and well-established industrial estate on Dalmeyer Road, just off Willesden High Road. The location offers excellent connectivity, with Dollis Hill Underground Station (Jubilee Line) only a few minutes' walk away, complemented by multiple bus services operating along the High Road.

The estate benefits from a diverse mix of occupiers, including fashion, tool hire, commercial kitchen operators and building services.



AVAILABILITY

Name	sq ft	sq m	Availability
1st - Storage and offices	870	80.83	Available
Ground - Open Plan Warehouse	1,100	102.19	Available

RENT

£35,000 per annum

RATES & CHARGES

Rates payable: £11,100 per annum

TERMS

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

EPC

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VIEWINGS

Strictly via appointment to be arranged with the sole agents Dutch and Dutch.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

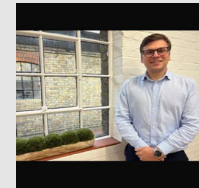


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