

UNIT 15 CYGNUS BUSINESS CENTRE

WILLESDEN, NW10 2XA

FOREST
REAL ESTATE

FOR SALE

1,992 SQ FT

Freehold Warehouse For Sale Inclusive of 3 Parking Spaces.

Key Features

- Freehold
- 3 Phase Power
- Kitchenette & WC
- x4 A/C + Heating Units
- 3 Parking Spaces
- Manual Loading Shutter
- 2.7m Ceiling Heights
- LED Lighting
- Internal and External CCTV
- No VAT

Unit 15 Cygnus Business Centre
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Description

This mid terrace industrial unit is situated in a private estate and is available via freehold sale.

The ground floor is accessed through a pedestrian door and features a manual loading door with ceiling heights of 2.7m.

On the first floor, there are air conditioned offices as well as a private kitchenette.

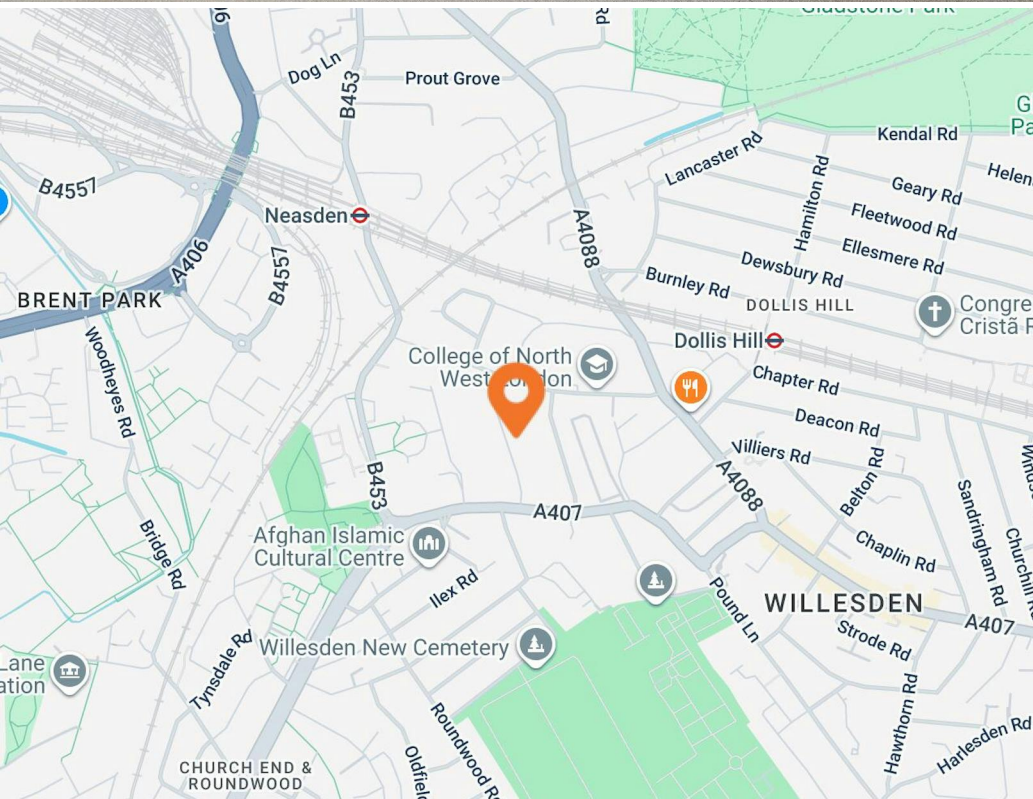
Externally there are 3 allocated parking spaces, plus the loading bay.

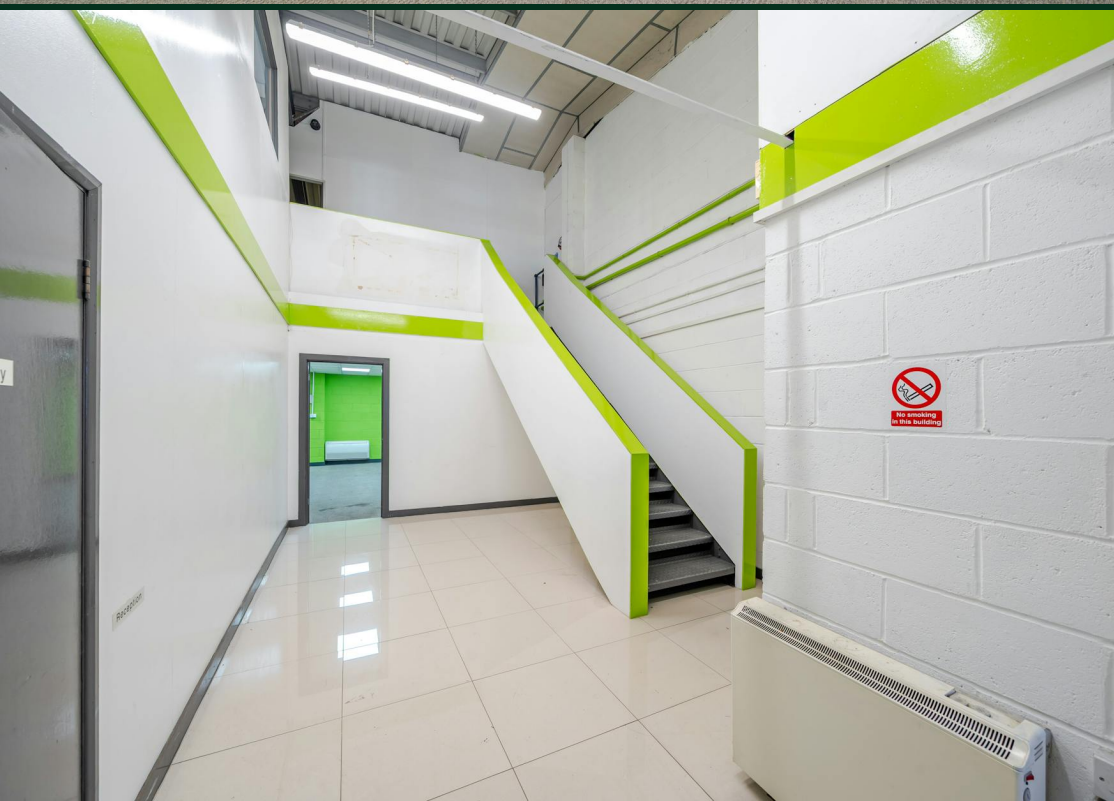
Location

Willesden is a densely populated suburb located some 5 miles north-west of Central London. The area enjoys good communications, being adjacent to the North Circular (A406) and having underground services at Dollis Hill and Neasden (Jubilee Line).

The property is situated on the established Cygnus Business Estate accessible via Dalmeyer Road.

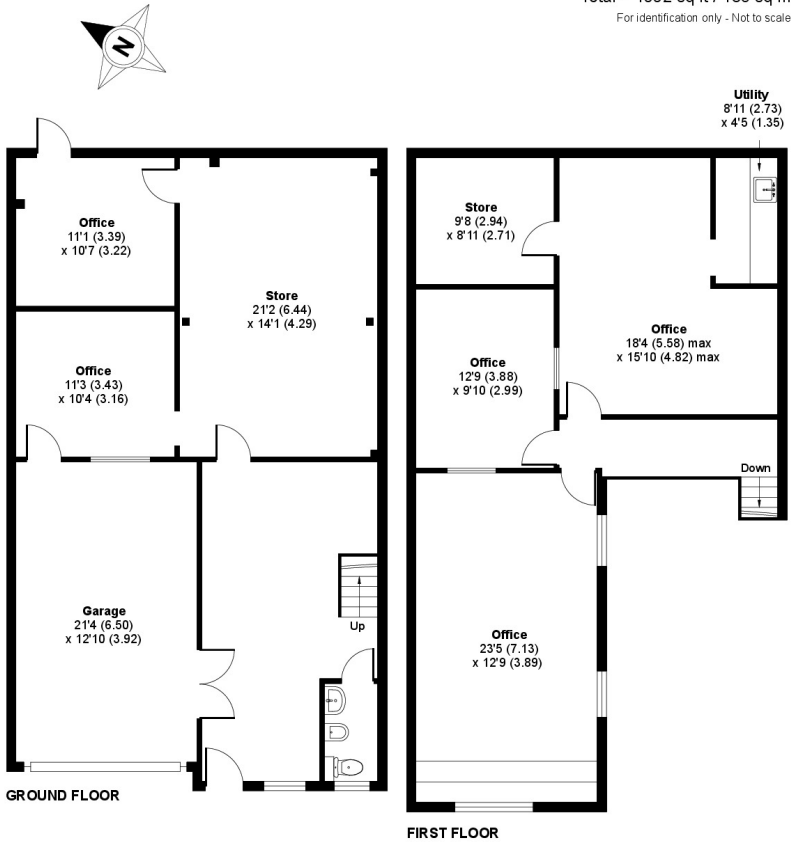
There are a range of independent local occupiers. The A406 North Circular Road is nearby, which provides quick access to the M1 motorway.





Dalmeyer Road, London, NW10

Approximate Area = 1718 sq ft / 159.6 sq m
Garage = 274 sq ft / 25.4 sq m
Total = 1992 sq ft / 185 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Forest Real Estate Limited. REF: 1347245

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,133	105.26
1st	859	79.80
Total	1,992	185.06
Price	£650,000	
Rates	£8,982 per annum	
Service Charge	£480 per annum	
VAT	Not applicable	
EPC	C (75)	

Contact

Cormac Sears
020 3355 1555 | 07788 235 185
cormac@forestrealestate.co.uk

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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