



Unit 2 AMC Business Centre

12 Cumberland Avenue, Park Royal, NW10 7QL

Industrial / Warehouse Unit

3,627 sq ft

(336.96 sq m)

- Dedicated loading bay
- Roller shutter door
- Allocated parking
- Concrete Floor
- 3 Phase power & gas
- WC's & Kitchenette
- First floor offices
- Close proximity to A40 & A406

Unit 2 AMC Business Centre, 12 Cumberland Avenue, Park Royal, NW10 7QL

Summary

Available Size	3,627 sq ft
Rent	£50,000 per annum
Business Rates	Interested parties are advised to contact the local Council to confirm this figure
Service Charge	TBC
VAT	All prices are subject to VAT
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Location

AMC Business Centre 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 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. A number of bus routes operate in the area.



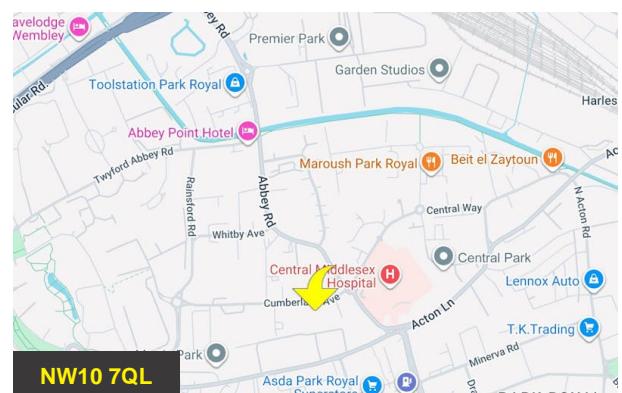
Description

The premises comprise a mid-terrace industrial / warehouse unit which is made primarily of brick and block construction. The warehouse area is situated on ground floor and benefits from 3 phase power, a concrete floor and a roller shutter accessed via a dedicated loading bay. The first-floor offices further benefit from suspended ceilings, carpet tiles and recessed lighting. Allocated parking spaces are situated to the front of the property.



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	1,907	177.17
First Floor Office	1,720	159.79
Total	3,627	336.96

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.

Viewing & Further Information



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Disclaimer

None of the amenities have been tested by Telsar.