



Units 17 & 18, Cumberland Business Park
17 Cumberland Avenue, Park Royal, NW10 7RT

Light Industrial / Warehouse Units

2,032 to 4,314 sq ft

(188.78 to 400.78 sq m)

- 2x Fitted chillers and 1x walk-in freezer
- 2x Roller shutter doors & loading bays
- Allocated parking spaces
- 3 Phase power & gas (capped)
- Excellent transport links - close to A40, A406 (North Circular) and M1
- Walking distance to Park Royal UG Station (Piccadilly Line)

Units 17 & 18, Cumberland Business Park, 17 Cumberland Avenue, Park Royal, NW10 7RT

Summary

Available Size	2,032 to 4,314 sq ft
Price	Price on application
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	Approximately £1,152.64 per annum
VAT	We have been advised VAT is NOT applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

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. A number of bus routes operate in the area.

Description

The subject premises comprise two mid terraced, 1960's built steel truss frame industrial buildings to a pitched roof. The warehouse areas benefit from fitted chillers and a freezer and are connected with a shutter door combining the two units, with both units accessed via separate loading door and serviced by a dedicated loading bays. Ancillary office accommodation has been fitted in Unit 18 with both units benefiting from a mezzanine maximising the storage potential in each unit. Each unit benefits from 3 phase power and parking allocated to the front elevation of the unit.

Tenure

Freehold.

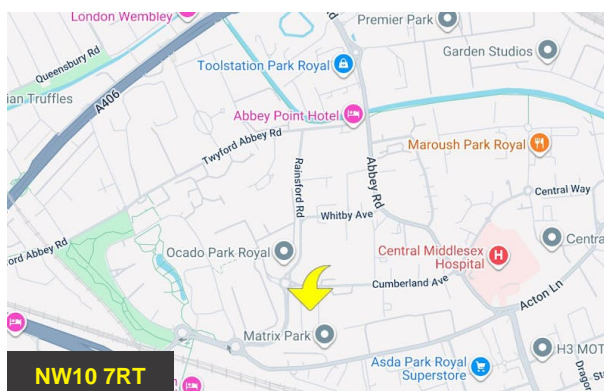
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Unit 17 - Ground Floor Warehouse	1,183	109.90
Unit 17 - Mezzanine	1,099	102.10
Unit 17 - TOTAL	2,282	212
Unit 18 - Ground Floor Warehouse	1,161	107.86
Unit 18 - First Floor Office	245	22.76
Unit 18 - Mezzanine	626	58.16
Unit 18 - TOTAL	2,032	188.78
Combined TOTAL	4,314	400.78

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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