

**Unit 20, Cumberland Business Park**  
17 Cumberland Avenue, Park Royal, NW10 7RT

**Two Storey Light Industrial /  
Business Unit**

**2,326 sq ft**

(216.09 sq m)

- 2.5m clear height rising to 4.16m
- 3 Phase power & gas
- Dedicated loading bay
- Allocated parking spaces
- Concrete floor
- WC's
- Translucent roof panels
- Ancillary office accommodation
- Walk-in fridge (Can be removed)

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## Summary

<b>Available Size</b>	2,326 sq ft
<b>Price</b>	£595,000
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
<b>Service Charge</b>	Approx. £1,358.40 per annum.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## 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.

## Description

The subject premises comprise a prominently located 1960's built steel truss frame industrial building to a pitched roof. The warehouse area is of an open-plan layout, situated over the ground floor and ancillary office accommodation is located to the first level. The unit comes with allocated parking and a dedicated loading bay.

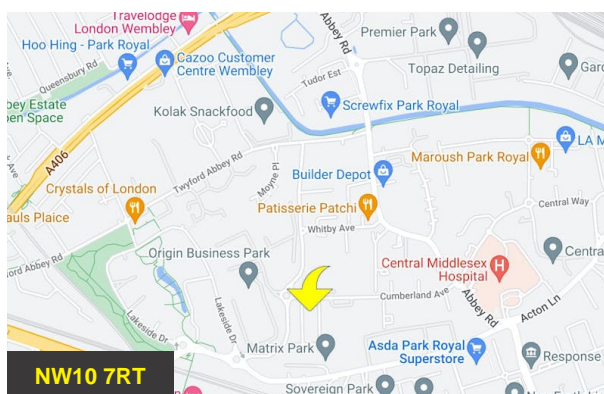
## Tenure

Freehold

## Accommodation

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

Description	sq ft	sq m
Ground Floor Warehouse	1,163	108.05
First Floor Offices & Storage	1,163	108.05
<b>Total</b>	<b>2,326</b>	<b>216.10</b>



## Viewing & Further Information



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