



Unit 40a Cumberland Business Park
17 Cumberland Avenue, London, NW10 7RT

Prominent Industrial / Warehouse Unit with Secure Yard

3,261 sq ft

(302.96 sq m)

- Excellent clear eaves of 7.5m
- Secure gated yard
- Dedicated loading bay
- Full height electric loading door
- 3 Phase power & gas
- Translucent roof panels
- WC & Kitchenette
- Modern office accommodation
- Direct access to A40
- Walking distance to Park Royal UG Station (Piccadilly Line)

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Summary

Available Size	3,261 sq ft
Rent	£60,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Location

The premises is situated on 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. Within half a mile lies Park Royal Underground Station (Piccadilly Line) providing excellent access into Central London and the surrounding areas.

Description

A modern steel portal framed industrial / warehouse unit benefiting from a securely gated yard ideal for loading and parking. Access to the warehouse is via a full height electric roller shutter loading door benefiting from an excellent clear eaves height of 7.5m, 3 phase power and a gas supply. Modern office accommodation has been created to the rear of the property.

Tenure

Leasehold - A new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. The lease is to be granted outside the security of the 1954 Landlord & Tenant Act.

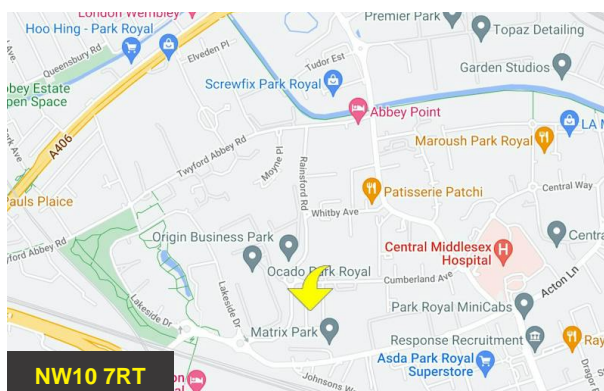
Accommodation

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

Description	sq ft	sq m
Ground Floor Warehouse	2,642	245.45
First Floor Offices	619	57.51
Total	3,261	302.96

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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