# TO LET

Knight Frank

Unit 7, Pembroke Buildings, Cumberland Park Business Centre, Willesden, NW10 6RE

High Quality Business / Warehouse Unit - 2,301 sqft (213.75 sq m)



# **Key Features**

- Established industrial estate
- 5.7m clear height

- Allocated parking with EV charger
- o.8 miles from Willesden Junction station

# **Description**

The unit is a modern semi-detached warehouse on a gated secure site. It is of steel portal frame construction with a mono-pitched roof. The unit currently has a tenant fitted mezzanine that can be retained or removed subject to terms.

Some key features of Unit 7 include:

- · First floor fitted offices including WC and kitchenette
- · Tenant fitted mezzanine
- 5.68m clear height
- Up and over electric loading door with loading apron
- · LED warehouse lighting, HVAC system and WC
- 2 allocated car parking spaces with 1 EV charging point
- EPC D(91)

# Location

The Pembroke Buildings are located on Cumberland Park Business Centre off Scrubs Lane, Willesden. The A40 is 1.2 miles south providing access to Central and West London and the M4 / M25. The A406 is 2.2 miles northwest providing access to northwest London and the M1.

Willesden Junction Station (0.8 miles) provides Bakerloo Line services and London Overground services to Clapham Junction, London Euston and Watford Junction. The 220 bus route outside of the estate provides access to Harlesden, Hammersmith and Wandsworth.

## **Accommodation**

Unit 7	Sq Ft	Sq M
Ground Floor	1,527	141.82
First Floor Offices	774	71.93
Total	2,301	213.75
Fitted Mezzanine	433	40.23

### Approximate gross internal area

### **Rates**

The rateable value for the unit is £39,750 (April 2023). It is described as "warehouse & premises".

### **Terms**

Rent on application. The unit is available on a new Full Repairing and Insuring lease on terms to be agreed.

# **Due Diligence**

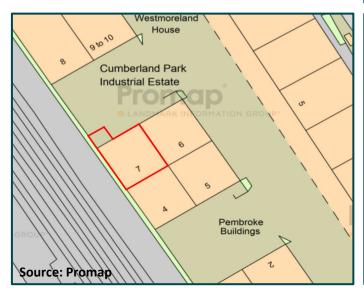
Any interested party will be required to provide the agent with company information to comply with antimoney laundering legislation.

# **Legal Costs**

Each party to bear their own legal costs.

### **VAT**

All pricing is subject to VAT.









# **Contact**

For further information, or to arrange a viewing, please contact one of the agents below.



#### **GUS HASLAM**

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#### **ELLIOT EVANS**

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#### SUBJECT TO CONTRACT

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Particulars dated November 2023. Photographs dated October 2023.

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