

TO LET



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

High Quality Business / Warehouse Unit – 2,301 sq ft (213.75 sq m)



Key Features

- Established industrial estate
- 5.7m clear height
- Allocated parking with EV charger
- 0.8 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
<i>Fitted Mezzanine</i>	<i>433</i>	<i>40.23</i>

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

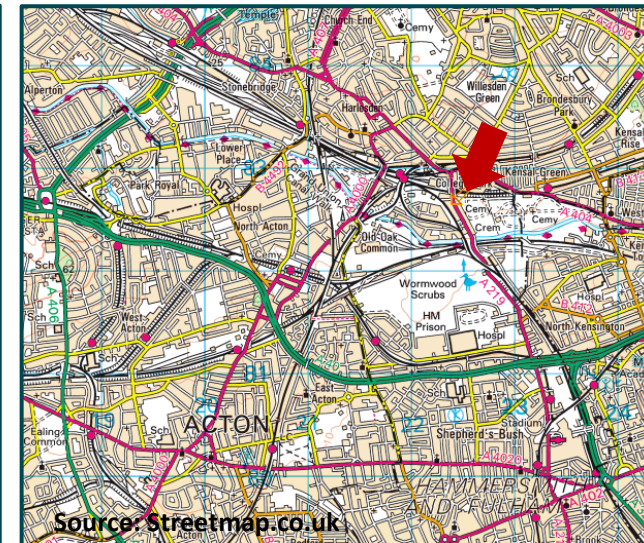
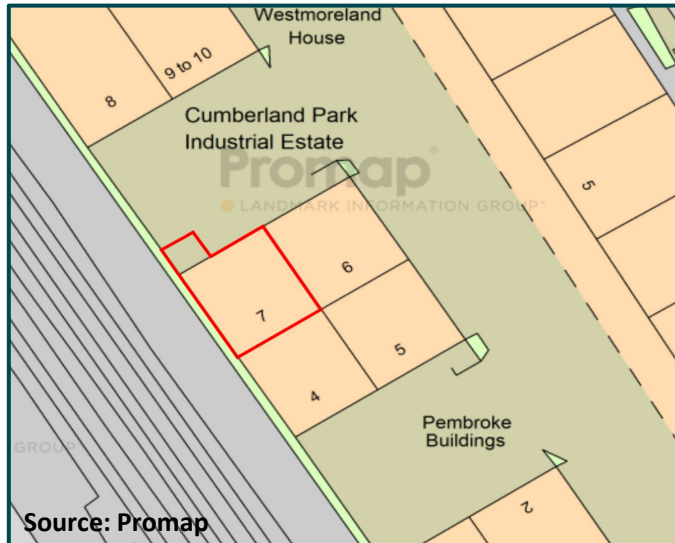
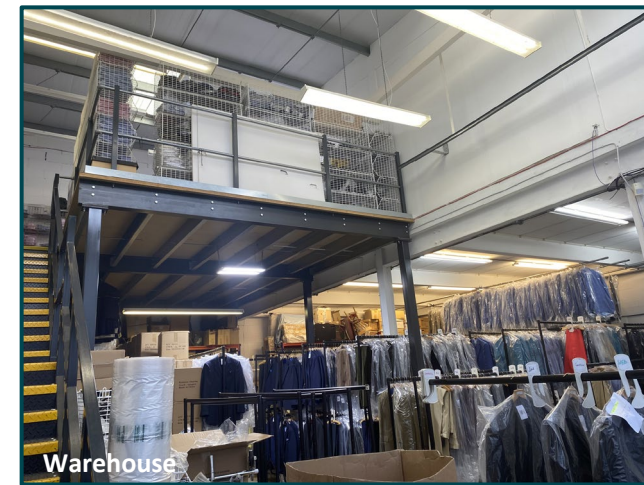
Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

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.



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SUBJECT TO CONTRACT

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Particulars dated November 2023. Photographs dated October 2023.

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