



FULLY REFURBISHED

Unit 10C Cullen Way
Park Royal, NW10 6JZ

**Contemporary Two-Storey
Business Unit**

3,218 sq ft

(298.96 sq m)

- Walking distance to North Acton Underground Station (Central Line)
- 3 Phase power
- Electric loading door
- Clear height of 2.38m
- Concrete floor
- WC'S & Kitchenette
- Parking
- Ancillary office accommodation with excellent natural lighting

Unit 10C Cullen Way, Park Royal, NW10 6JZ

Summary

Available Size	3,218 sq ft
Rent	£48,270.00 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	Approx. £2,520 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The premises are prominently located with main road frontage on the well known Park Royal Road which is a main thoroughfare to the Park Royal Industrial District. The property is within close proximity to the A40 Western Avenue which provides easy access to Central London to the East and M40 and M25 motorways to the West. The A406 North Circular Road and thus the M1 is also easily accessible. North Acton underground station serviced by the Central Line is within walking distance and the area is also serviced by various bus routes.

Description

The fully refurbished unit form part of a modern terrace of businesses units situated in one of the UK's most established industrial areas, home to over 1,700 businesses. The unit comprises of light industrial workshop space at ground level with storage and office accommodation at first floor. The unit has been fully refurbished and offer bright accommodation with excellent natural light throughout. The unit is accessed via an electric roller shutter as well as a pedestrian door with convenient allocated parking.

Tenure

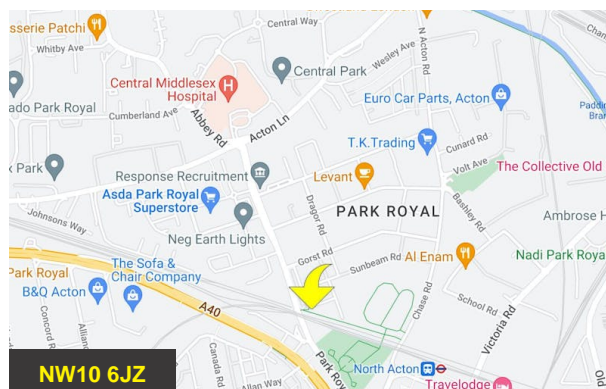
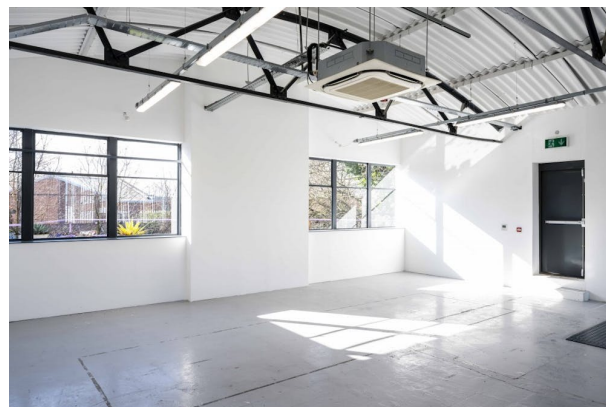
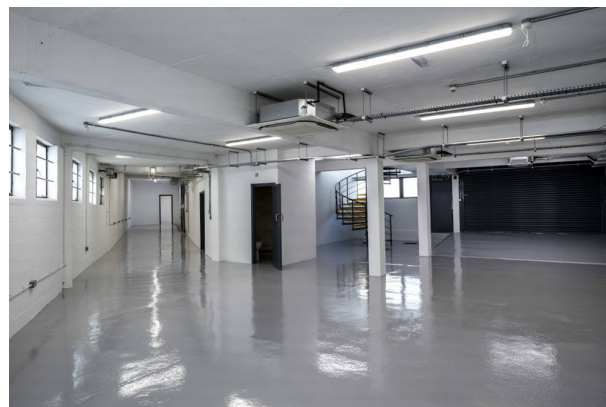
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

Description	sq ft	sq m
Ground Floor Warehouse	2,494	231.70
First Floor Office	724	67.26
Total	3,218	298.96

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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