



TO LET

PROMINENT WAREHOUSE / TRADE COUNTER FACILITY

17,073 SQ FT (1586.13 SQ M)

**2 Cumberland Avenue, Park
Royal, London NW10 7RL**

- 6.3m Minimum Eaves Height
- Covered Loading Bay
- Located in Heart of Park Royal
- Direct Access to A40 & A406



LOCATION

The unit is situated on Cumberland Avenue at its junction with the roundabout on Abbey Road which provides easy access to the A40 Western Avenue and the A406 North Circular Road. 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. Park Royal underground station serviced by the Piccadilly Line is within 10/15 minutes walking distance. There are also numerous bus routes servicing the local area.



SAT NAV REF: **NW10 7RL**

DESCRIPTION

The premises comprise a modern steel portal frame construction and full brick elevations to a pitched roof with ancillary office accommodation over two floors. The warehouse space is situated on the ground floor accessed via a level access loading door benefitting from a dedicated covered loading bay.

AMENITIES

- 6.3m clear eaves height rising to 8.4m at roof apex
- Concrete floor
- Translucent roof panels
- LED lighting
- Full height electric roller shutter door (w:6.01m x h:4.95m)
- Covered loading bay
- Three phase power
- Male & female WCs
- Fitted offices
- Allocated parking

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	13,543	1,258.19
Ground Floor Offices	1,765	163.97
First Floor Offices	1,765	163.97
TOTAL (GEA)	17,073	1,586.13

All measurements are based on an approximate gross external area.

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).

PRICING

Rent per Annum

£290,241

All prices are subject to VAT.

BUSINESS RATES

Interested parties are advised to contact the London Borough of Brent to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment.

For further information or to arrange a viewing please contact.

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