

# TO LET

REFURBISHED FIRST FLOOR OFFICE WITH PARKING

## FIRST FLOOR

7 Cullen Way, London, NW10 6JZ



- **1,473 Sq Ft (136.84 Sq M)**
- **Central Park Royal Location**
- **Excellent Communications**
- **Flexible Tenancy Agreement**
- **Low Cost Rental**
- **5 Allocated Car Spaces**

**For further information please contact:**

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**Chamberlain**  
COMMERCIAL

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#### LOCATION

7 Cullen Way is located in the heart of Park Royal, London's largest trading estate, and within easy reach of the A40/M40, A406 North Circular Road and the M1 Motorway. The building is located on the corner of Cullen Way and Sunbeam Road and is amongst a mix of industrial users, motor trade businesses and offices.

#### DESCRIPTION

A well presented first floor office suite comprising 1,473 sq ft and mainly arranged as open plan workspace, which is fully self-contained with its own ground floor entrance, kitchen and wc. The offices have recently been redecorated and are ready for immediate use. There is also the benefit of 5 allocated car parking spaces.

#### TERMS

The offices are available by way of a flexible tenancy agreement of 1-5 years. These offices are available at an affordable rental. Details upon request.

#### BUSINESS RATES

The offices are awaiting a new rating assessment.

#### VIEWINGS

Strictly by prior appointment via sole agents Chamberlain Commercial 0208 429 6899.

Contact

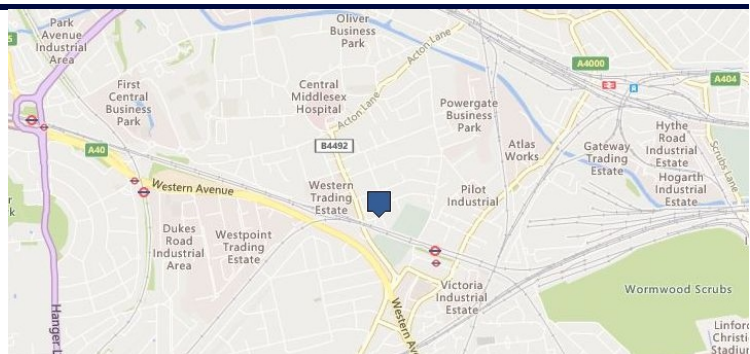
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