

SUBSTANTIAL BUSINESS PARK REFURBISHMENT

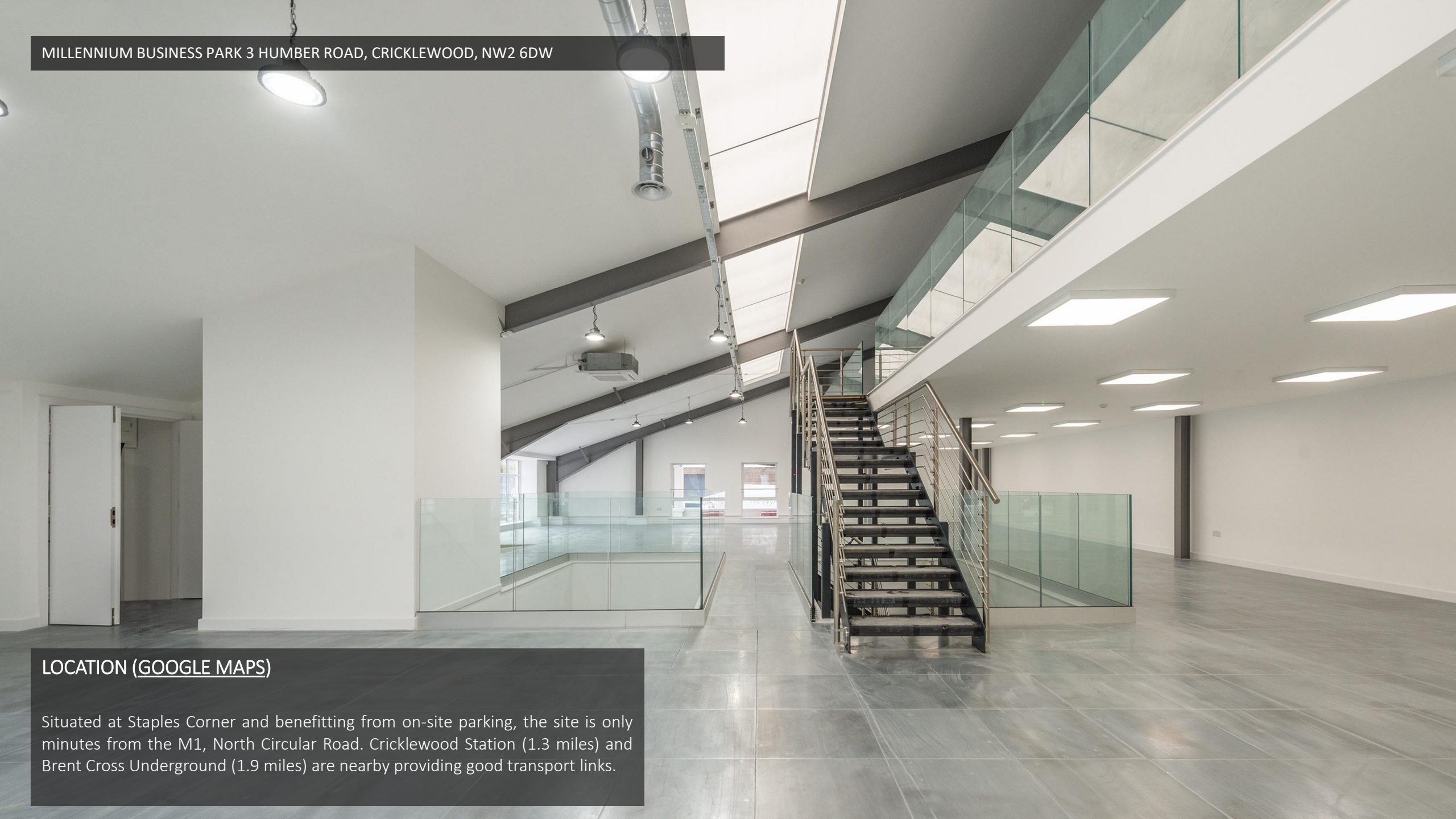
SUITABLE FOR NEW BUSINESS CLASS E (RETAIL, OFFICES, CLINICS, LEISURE ETC.)

STRICTLY NO CHURCH USES



RIB
Robert Irving Burns

MILLENNIUM BUSINESS PARK
3 HUMBER ROAD, CRICKLEWOOD, NW2 6DW
23,499 sq. ft. (2,183.1 sq. m.)

A wide-angle photograph of a modern office interior. The space is characterized by its minimalist design, featuring white walls and a light grey tiled floor. A prominent feature is a staircase with dark wooden steps and glass railings, leading to an upper level. The ceiling is high and white, with several large, rectangular skylights allowing natural light to enter. Industrial-style lighting fixtures, including pendant lights and track lighting, are visible. The overall atmosphere is bright and airy.

MILLENNIUM BUSINESS PARK 3 HUMBER ROAD, CRICKLEWOOD, NW2 6DW

LOCATION ([GOOGLE MAPS](#))

Situated at Staples Corner and benefitting from on-site parking, the site is only minutes from the M1, North Circular Road. Cricklewood Station (1.3 miles) and Brent Cross Underground (1.9 miles) are nearby providing good transport links.

AMENITIES

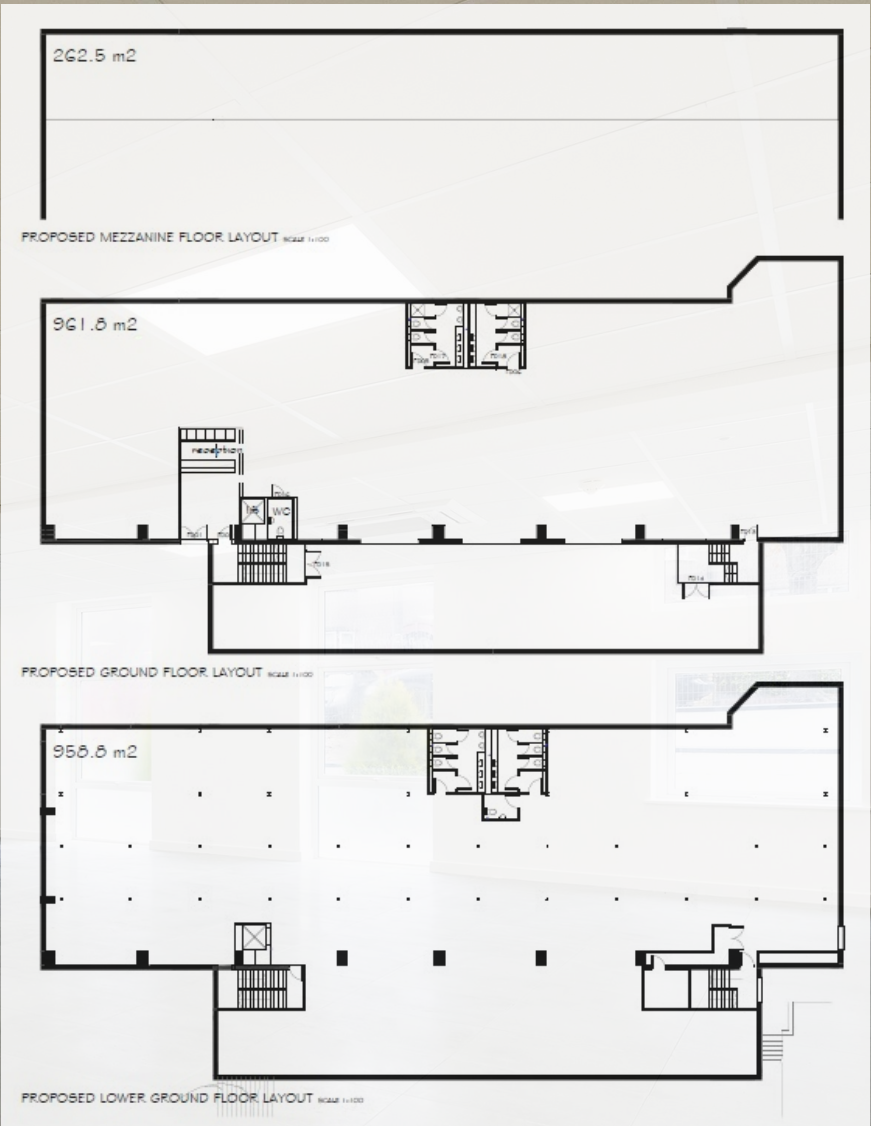
- 53 PARKING SPACES
- NEW EXTERNAL BUILDING RENDERING
- NEW RECEPTION AREA
- SELF-CONTAINED
- NEW LED LIGHTING
- NEW ELECTRICS (SPEC. TBC)
- FULLY RAISED FLOORING
- PART SUSPENDED CEILING
- NEW WCS

Full specification can be provided upon application.

FLOOR AREAS

FLOOR	M ²	FT ²
LOWER GROUND FLOOR	958.8	10,320
GROUND FLOOR	961.8	10,353
OPTIONAL MEZZANINE	2625	2,826
TOTAL	2,183.1	23,499

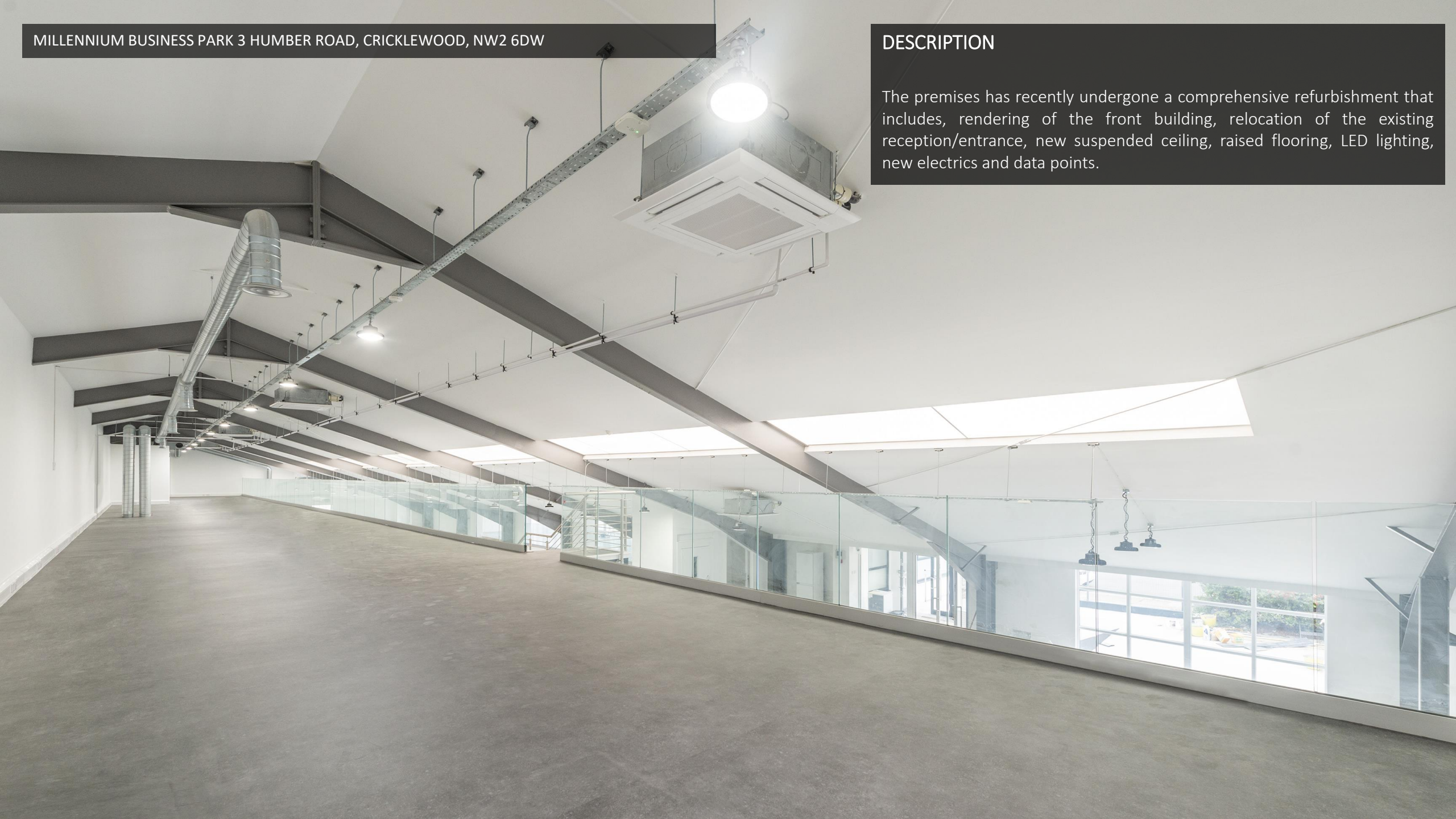
FLOOR PLANS (NOT TO SCALE)



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DESCRIPTION

The premises has recently undergone a comprehensive refurbishment that includes, rendering of the front building, relocation of the existing reception/entrance, new suspended ceiling, raised flooring, LED lighting, new electrics and data points.



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RENT

POA

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

BUSINESS RATES

Local Authority: London Borough of Brent.

Interested parties are advised to make their own enquires.

POSSESSION - Upon completion of legal formalities.

LEGAL COSTS - Each party is to be responsible for their own legal costs.

EPC - Available upon request.

FOR VIEWINGS PLEASE CONTACT RIB

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.