



Modern business unit with offices and excellent parking in NW10

## 8 CYGNUS BUSINESS CENTRE

Dalmeyer Road, Willesden, NW10 2XA

### Warehouse TO LET

**2,150 sq ft**  
(199.74 sq m)

- Close to Dollis Hill underground station (Jubilee Line)
- Open plan first floor offices with glazed meeting rooms
- Male and female W/C's
- Shower
- Air-conditioning
- Dedicated server room
- electric vehicle charging on-site

# 8 Cygnus Business Centre, Dalmeyer Road, Willesden, NW10 2XA

## Summary

<b>Available Size</b>	2,150 sq ft
<b>Rent</b>	£32,500 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£480 per annum Insurance £500 per annum
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

8 Cygnus Business Centre comprises an end of terrace light industrial / warehouse over ground and mezzanine floors with parking to the front. The ground floor warehouse is mainly open plan. The ground floor benefits from an electric roller shutters and pedestrian entrances, concrete flooring, and a ceiling height over 8 foot.

The first floor is arranged as open plan office with a separate kitchen. Benefits include, carpets, good ceiling height, kitchen, gas central heating, air-conditioning translucent roof tiles and strip lighting.

The property would suite a wide variety of uses and is available immediately.

## Location

The premises are situated in a modern industrial estate located on Dalmeyer Road off Willesden High Road in Willesden. Dollis Hill (Jubilee Line) Underground Station is within a few minutes' walk, as well as the benefit from a number of bus services on the high road. The industrial estate has a mixture of users from Architects, plumbing suppliers to commercial kitchens.

## Accommodation

The accommodation comprises the following areas:

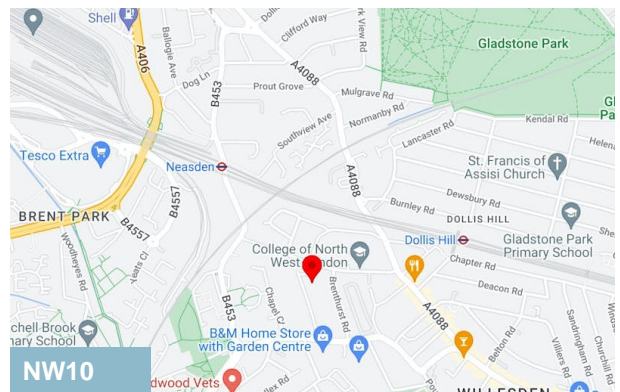
Name	sq ft	sq m	Availability
Ground - Warehousing	1,075	99.87	Available
Mezzanine	1,075	99.87	Available
<b>Total</b>	<b>2,150</b>	<b>199.74</b>	

## Viewings

Via arrangement with Dutch and Dutch.

## Terms

A new Full Repairing and Insuring lease outside the Landlord and Tenant Act 1954 for a term by arrangement.



## Viewing & Further Information



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