



MODERN BUSINESS UNIT WITH PARKING - TO LET

5 PEMBROKE BUILDINGS

Cumberland Park. Scrubs Lane, NW10 6RE

Industrial TO LET

3,000 sq ft
(278.71 sq m)

- 3-4 parking spaces
- Air-conditioning and central heating
- Excellent access to Central London
- 10 minutes from Willesden Junction station (Bakerloo and Overground)
- Modern and secure business estate with a range of occupiers
- Suitable for a wide range of businesses
- Loading door

5 Pembroke Buildings, Cumberland Park. Scrubs Lane, London, NW10 6RE

Summary

Available Size	3,000 sq ft
Rent	£45,000 per annum
Rates Payable	£5.67 per sq ft
Rateable Value	£33,250
Service Charge	To be confirmed.
VAT	Applicable
EPC Rating	Upon Enquiry

Description

Constructed in the 1980's Pembroke Buildings is located on a tidy estate just off Scrubs Lane with a wide range of tenants from Joinery to Dry Cleaners. The building is arranged evenly over ground and first floor.

The ground floor is mainly open plan with the benefit of demountable 2 partitioned offices, W/C and Kitchenette.

The first floor is arranged with 3 partitioned offices, comms room, storerooms and further W/C's with air-conditioning, under floor trunking and central heating.

NB the pictures were taken prior to the current tenant's occupation.

Location

The property is located in the Cumberland Park Estate just off Scrubs Lane in the heart of Old Oak Common close to the new HS2 Old Oak Common Train Station with White City to the South and Kensal Green, Ladbroke Grove and the Harrow Road to the North. Scrubs Lane offers easy access to White City, Central London and the White City Junction of the A40 Westway and the Motorway network (M1, M4, M40 and M25). Willesden Junction (Overground & Bakerloo) is a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,500	139.35	Available
1st	1,500	139.35	Available
Total	3,000	278.70	

Viewings

Strictly 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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