



Modern business unit/trade counter with offices and parking
rent reduced

UNIT 5 CYGNUS BUSINESS CENTRE

Willesden, NW10 2XA

Industrial
TO LET

2,106 sq ft
(195.65 sq m)

- Close to Dollis Hill underground station (Jubilee Line)
- 3-4 parking spaces
- Full height roller shutter with loading area
- Trade counter
- Collection of first floor offices
- Available January
- Located in a modern business estate

Unit 5 Cygnus Business Centre, Willesden, NW10 2XA

Summary

Available Size	2,106 sq ft
Rent	£32,500 per annum
Rates Payable	£11,904 per annum
Rateable Value	£23,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

5 Cygnus is a mid terrace trade counter / light industrial / warehouse over ground and mezzanine floors with parking to the front. The ground floor warehouse/trade counter is fully open plan with stairs to the mezzanine at the front and a small W/C by the pedestrian entrance. The ground floor benefits from a manual roller shutter, concrete flooring, and a ceiling height over 8 foot.

The first floor is arranged as storages and a number of offices with a separate kitchen. Benefits include, carpets, good ceiling height between 8.12 - 9.90 feet, kitchen, gas central heating, translucent roof tiles and strip lighting.

The property will be available from February/ March.

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:

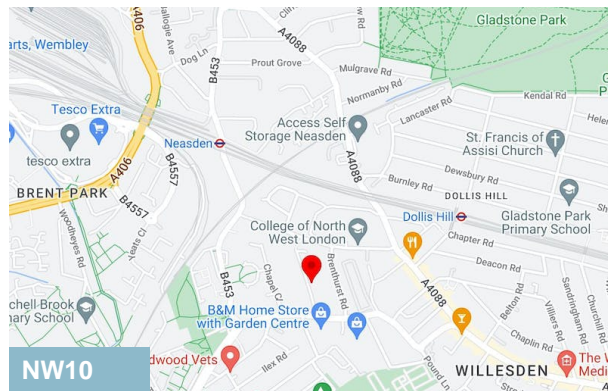
Name	sq ft	sq m	Availability
Ground	1,108	102.94	Available
1st	998	92.72	Available
Total	2,106	195.66	

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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