



Industrial Unit (EPC Rating: A)

CUMBERLAND AVENUE, PARK ROYAL,
LONDON, NW10 7RT

Per Annum

£45,000 Per



0 Bedroom Industrial Unit located in London

Warren Anthony Commercial are delighted to bring to the market this purpose built industrial unit arranged over ground floor, with internal opening and mezzanine levels, 2 x WC & Kitchenette. Cumberland Business Park, is a well established gated industrial estate situated on the south side of Cumberland Avenue towards its western end, parallel north with the A40 Western Avenue which provides ease of access to the comprehensive road networks to include the A406 North Circular Road, A4/M4, M1 & M25 into and out of Central London. Park Royal station (Piccadilly Line) just over 1/2 mile south as well as Hanger Lane station (Central Line) within 1 mile to the west. The area is also well served by bus routes. Internal viewings are highly recommended through Warren Anthony Commercial by prior appointment only.

Unit 29

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Also benefitting from having four designated parking spaces, two direct access loading bays as well as the benefit of 'Free' parking along Cumberland Avenue.

Purpose built industrial units arranged over ground floor, with internal opening and mezzanine levels, 2 x WC & Kitchenette.

Class B2 refers to general industrial use for the carrying on of an industrial process other than one falling within class B1. This class will allow for various industrial activities that do not significantly impact the amenity of residential areas.

Rental £45,000 per annum exclusive.

Business rates with interested parties they are recommended to make their own enquiries with the Rating Department of Ealing Borough Council.

Size 3,756 square feet approx.

Legal costs to be confirmed.

Local authority Ealing Borough Council.

Energy performance certificate with an energy performance asset rating of 100. E. With a copy of this property's energy performance certificate it is available on request.

A holding deposit will be required to secure the property. The deposit will then buy a period of exclusivity and will be held in the Warren Anthony client account.

Warren Anthony will charge a fee of £300.00 plus VAT for taking up references for any proposed tenant. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Any fixtures, fittings, equipment, machinery and plant which are shown within the details have not been tested unless specifically said and any prospective purchaser and/or tenant should satisfy themselves as to its condition.

Warren Anthony Commercial for themselves for the Lessors, Vendors and their agents, give notice that:-

1. These particulars provide a general outline only. It is advised that any prospective purchaser and/.or tenant make their own enquiries.
2. These details do not constitute any part of an offer of contract.
3. All statements or details contained within these particulars are without any responsibility on any part, to Warren Anthony.
4. All rent, prices, fees and any charges are quoted exclusive of VAT.

Viewing through Warren Anthony Commercial by prior appointment only.

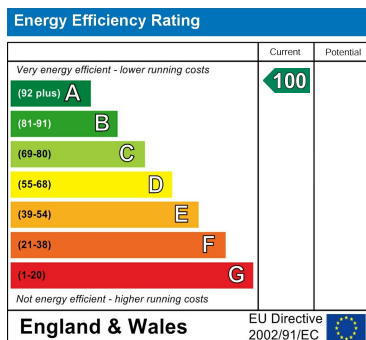


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

A

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

