

**UNIT 5, CUMBERLAND BUSINESS PARK,  
CUMBERLAND AVENUE, PARK ROYAL, NW10 7RT**

  
david charles  
property consultants

**020 8866 0001**

**933 SQFT / 86 SQM**

**LIGHT INDUSTRIAL / OFFICE/ STUDIO UNIT- TO BE LET**

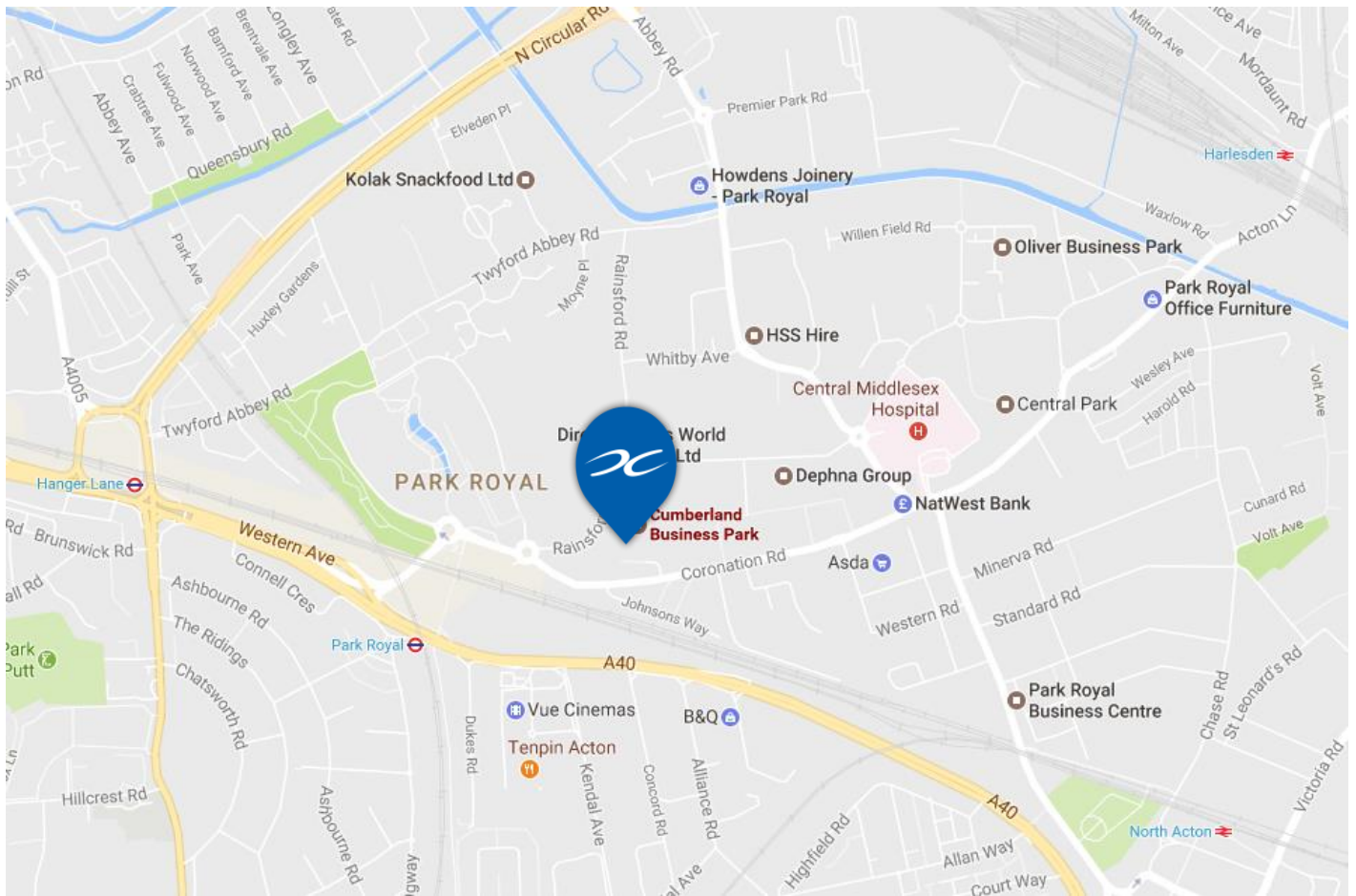


## LOCATION

The premises are located on the south side of Cumberland Avenue, at its westerly end. It is therefore within the centre of the Park Royal Industrial area and easily accessible to the A40 Western Avenue at Gypsy Corner and Hanger Lane, the A406 North Circular Road and M4 Motorway.

## PROPERTY

The building comprises an end of terrace, brick built property beneath a concrete flat roof with a skylight window. The unit has the benefit of a full height loading door, air conditioning, central heating, fluorescent lights, 3 phase electricity, office, kitchenette, burglar alarm and 2 parking spaces.



## LEASE

The premises are available by way of a new full repairing and insuring lease for a term by arrangement. The lease is to be excluded from the Landlord & Tenant Act 1954.

## RENT

£18,000 per annum, exclusive of all outgoings.

## RATES

We have been verbally informed by the London Borough of Brent that the Rateable Value of the property is £9,405.00 and that the rates payable for 2016/17 are £4,674.00. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

## VIEWINGS

Strictly by appointment through sole letting agents:

**GEORGE MORIARTY 02088660001**  
[george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

## AMENITIES

- Good transport links.
- Well known industrial area.
- Toilet / Kitchen Facilities
- Self-Contained Office
- 9ft'10 eaves height
- Parking to the front of the premises
- The unit is due to be refurbished throughout.
- EPC Rating E.



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