

Unit 20 Cumberland Business Park

17 Cumberland Avenue, Park Royal, NW10 7RT

FREEHOLD FOR SALE

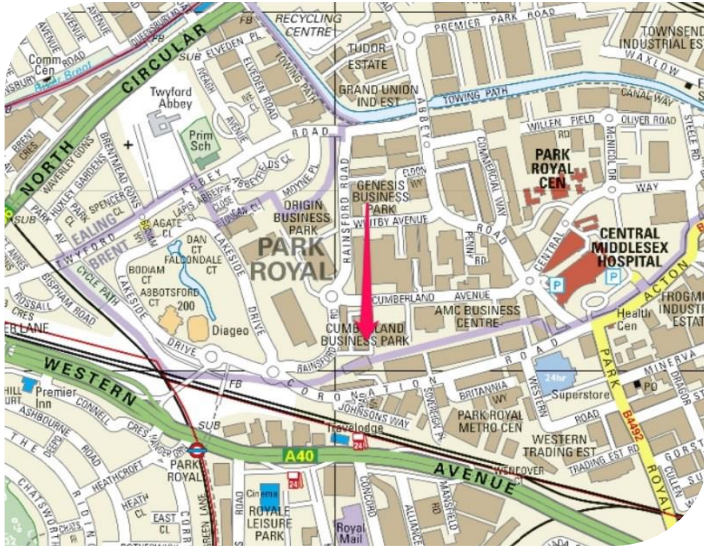
2,326 SQ FT (216.09 SQ M)

David O'Donovan
dodonovan@dohertybaines.com
07775562484

Marco Baio
mbaio@dohertybaines.com
07808640462

DB

020 7355 3033
dohertybaines.com



LOCATION

Cumberland Business Park is situated off Cumberland Avenue which provides easy access to the A406 North Circular road and the A40. The A40 provides direct access to Central London to the East and the M40 and M25 motorway networks to the West. Park Royal is considered an extremely established industrial location with a high number of skilled workers within the area.

Park Royal itself has long been established as one of the major industrial centres in the London area.

DESCRIPTION

The subject premises comprise a prominently located, 1960's built steel truss frame industrial building to a pitched roof. The warehouse area is of an open-plan layout, situated over the ground floor and ancillary office accommodation is located to the first level. The unit comes with allocated parking and a dedicated loading bay.

- 2.50m min eaves height rising to 4.16m
- Dedicated loading bay
- Concrete floor
- Lighting
- Three phase power and gas
- Allocated Parking
- Translucent roof panels
- W/Cs and office accommodation
- Walk-in fridge (can be removed)

ACCOMMODATION

Floor Area	sq ft	sq m
Ground Floor Office	1,163	108.05
First Floor Office & Storage	1,163	108.05
Total	2,326	216.09

TENTURE

Freehold

PRICE

Freehold price- **£595,000** (The sale price is not subject to VAT)

SERVICE CHARGE

Approximately £1,358.40 per annum.

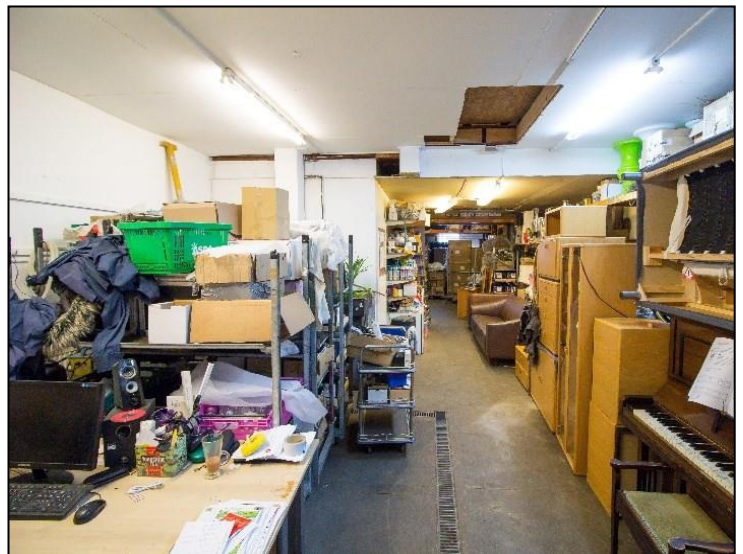
BUSINESS RATES

Interested parties are advised to contact the London borough of Brent to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs incurred.

Unit 20 Cumberland Business Park, 17 Cumberland Avenue, Park Royal, NW10 7RT



DB

David O'Donovan
dodonovan@dohertybaines.com
07775562484

Marco Baio
mbaio@dohertybaines.com
07808640462

020 7355 3033
dohertybaines.com

JOINT AGENT

Telsar- Jack Pay / Amar Picha
020 8075 1238 / 020 8075 1237

SUBJECT TO CONTRACT

NOVEMBER 2020

DohertyBaines Ltd is a limited company registered in England and Wales with Company No. 8560554.

The Directors of DohertyBaines Ltd are listed for inspection at the registered office: 11 Albemarle Street, London W1S 4HH.

Misrepresentations Act 1967:

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.