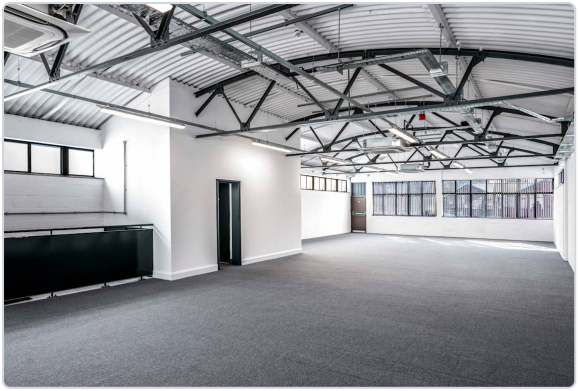
Cullen Way, Park Royal Works

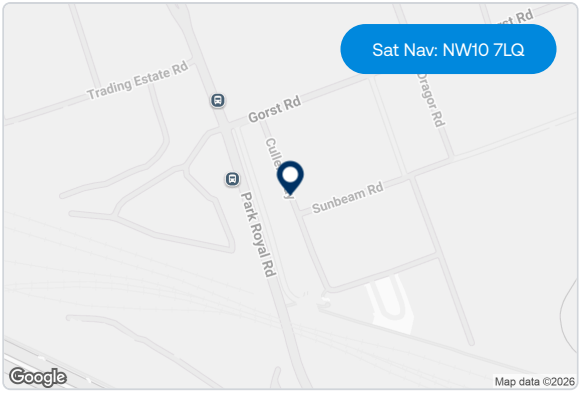
21 Park Royal Road, Park Royal, NW10 7LQ

Warehouse | 3,352 ft²

- Fully refurbished units
- Electric Roller Shutter
- Three phase power
- Kitchenette facilities
- Close proximity to tube stations
- Direct access to A40 and A406







Description

The fully refurbished units form part of a modern terrace of businesses units situated in one of the UK's most established industrial areas, home to over 1,700 businesses. The units provide light industrial workshop space at ground level with storage and office accommodation at first floor. The units have been fully refurbished and offer bright accommodation with excellent natural light throughout. All units are accessed via an electric roller shutter as well as a pedestrian door. The units on Cullen Way form part of the wider Park Royal Works scheme which benefits from a dedicated building manager for face-to face support, a friendly onsite cafe and convenient allocated parking.

Location

Cullen Way business units are located just off Park Royal Road and offer occupiers exceptional road and rail links to Central London and the rest of the UK. The refurbished units are located within close proximity to North Acton and Park Royal Underground stations which offer fast and frequent services in and out of Central London. By road, the estate is less than 0.6 miles from the A40 (Western Avenue) and 1.3 miles from the A406, two of London's main arterial routes for easy access across the city and to the national motorway network via the M40 and M25.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

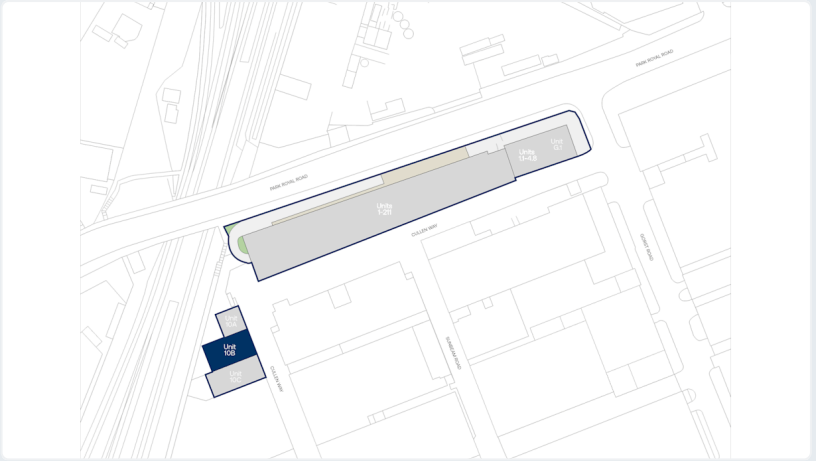
Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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0204 525 0555

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 10B	Warehouse	3,352	Immediately	5,585
Total		3,352		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Rent is payable on a monthly basis.

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Mileway