

10A and 10B Cullen Way

Park Royal Road, Park Royal, NW10 7LQ

Warehouse | 3,352 - 7,175 ft²



Fully refurbished units



Electric Roller Shutter



Three phase power



Kitchenette facilities



Close proximity to
tube stations

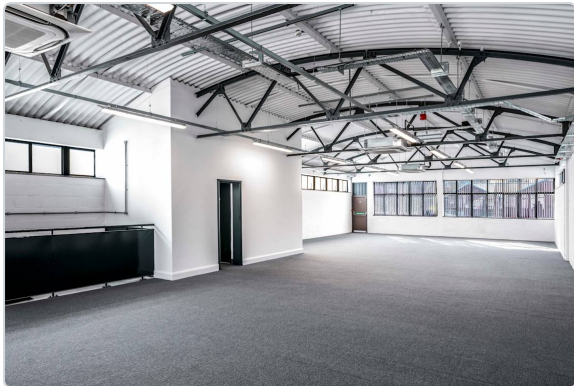


Direct access to A40
and A406

Available to Let

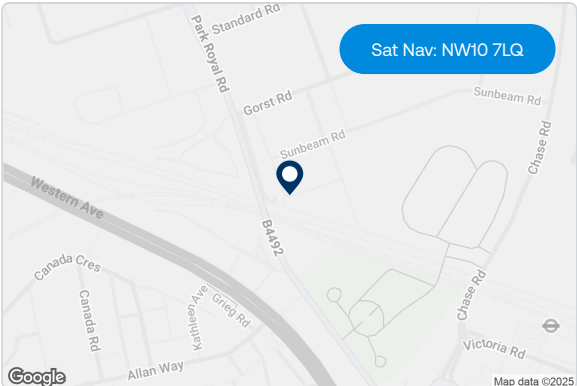
LastMileFirst | mileway.com





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. All three 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 on-site 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
C

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.

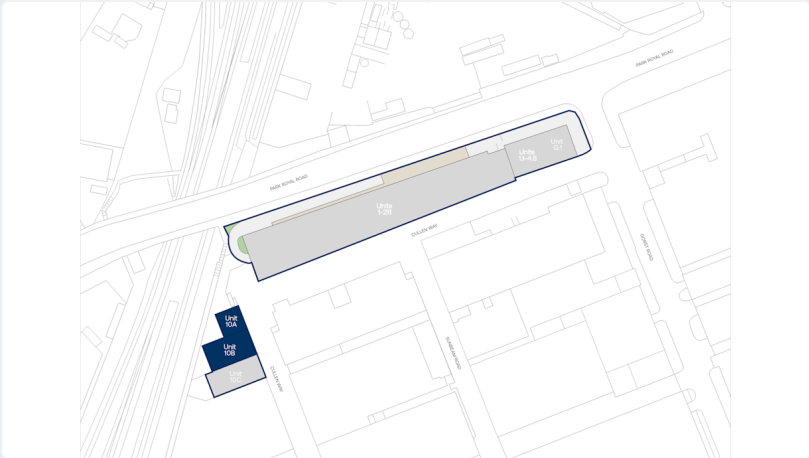
Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 10A	Warehouse	3,823	Immediately	6,370
Unit 10B	Warehouse	3,352	Immediately	5,585
Total		7,175		

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