

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

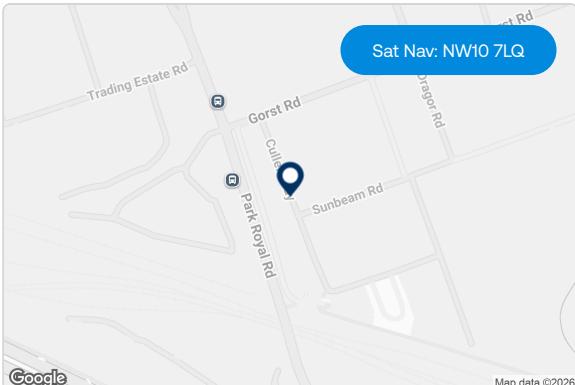


Close proximity to tube stations



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.

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](#)

Jas Lall
Mileway
southeast@mileway.com
0203 991 3516

Tom Hill
Doherty Baines
Thill@dohertybaines.com
07891 314235

Henry Newland
Levy Real Estate
henry.newland@levyrealestate.co.uk
07443 530 151

Accommodation:

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

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