DUTCH & DUTCH
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Modern business unit with offices and parking

UNIT 5 CYGNUS BUSINESS CENTRE

Willesden, NW10 2XA

Industrial

TO LET

2,106 sq ft

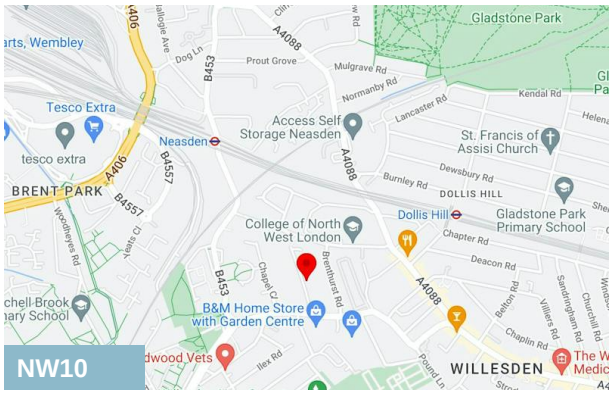
(195.65 sq m)

- Close to Dollis Hill underground station (Jubilee Line)
- 3-4 parking spaces
- Full height roller shutter with loading area
- Trade counter
- Collection of first floor offices
- Located in a modern business estate
- Open plan warehouse

Unit 5 Cygnus Business Centre, Willesden, NW10 2XA

Summary

Available Size	2,106 sq ft
Rent	£32,500 per annum
Rates Payable	£13,597.50 per annum The rates are currently split per floor so will need to be re-assessed.
Rateable Value	£24,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C



Viewing & Further Information



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Description

5 Cygnus is a mid terrace trade counter / light industrial / warehouse over ground and mezzanine floors with parking to the front. The ground floor warehouse/trade counter is fully open plan with stairs to the mezzanine at the front and a small W/C by the pedestrian entrance. The ground floor benefits from a manual roller shutter, concrete flooring, and a ceiling height over 8 foot.

The first floor is arranged as storages and a number of offices with a separate kitchen. Benefits include, carpets, good ceiling height between 8.12 - 9.90 feet, kitchen, gas central heating, translucent roof tiles and strip lighting.

The property would be suitable for a range of commercial uses subject to the landlords approval.

Location

The premises are situated in a modern industrial estate located on Dalmeyer Road off Willesden High Road in Willesden.

Dollis Hill (Jubilee Line) Underground Station is within a few minutes' walk, as well as the benefit from a number of bus services on the high road. The industrial estate has a mixture of users from Architects, pluming suppliers to commercial kitchens.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,108	102.94	Available
1st	998	92.72	Available
Total	**2,106**	**195.66**	

Viewings

Via arrangement with Dutch and Dutch.

Terms

A new Full Repairing and Insuring lease outside the Landlord and Tenant Act 1954 for

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 24/11/2026