TELSAR.com

TO LET

Unit 28, Cygnus Business Centre

Dalmeyer Road, Willesden, NW10 2XA

Two Storey Light Industrial / Business Unit

3,271 sq ft

(303.89 sq m)

- Prominently located
- Up & over loading door
- Dedicated loading bay
- 3 Phase power & gas
- WC & kitchenette
- Dedicated parking
- Ancillary office accommodation
- Close proximity to A406 & A40
- Walking distance to Dollis Hill & Neasden UG Stations

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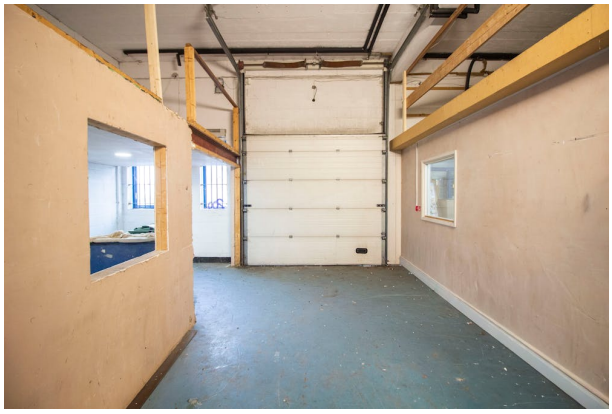
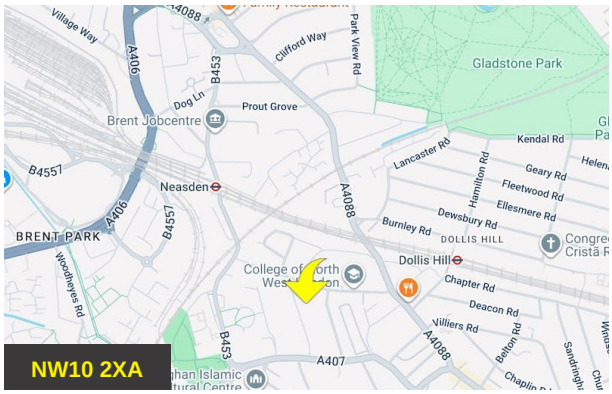
Summary

Available Size	3,271 sq ft
Rent	£53,500 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	TBC
VAT	Applicable
EPC Rating	Upon enquiry





Location

The premises are situated to the front of Cygnus Business Centre, which is located on the A407 High Road in Willesden, accessed via Neasden Lane (B453) or alternatively Church Road. The estate is situated in Willesden which is a well-established industrial district. The North Circular Road (A406) leading to the M1 and the East of London and the Western Avenue (A40) serving Central London and the national motorway network are within close proximity. Dollis Hill & Neasden underground stations (Jubilee Line) are within walking distance and the area is well serviced by various bus routes.

Description

The premises comprise an end of terrace two storey light industrial / business unit made primarily of brick and block construction and covered in profile metal cladding. The ground floor warehouse space benefits from 3 phase power, a gas supply and a concrete floor with access via a manual up and over shutter door serviced by a dedicated loading bay. The unit further benefits from air-conditioned office accommodation to the first floor benefitting from welfare facilities. Allocated parking is located to the rear of the building.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and on a gross external basis (GEA)

Description	sq ft	sq m
Ground Floor Warehouse & Offices	1,628	151.25
First Floor Offices & Kitchenette	1,643	152.64
Total	**3,271**	**303.89**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information

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