TELSAR.com

FOR SALE

Units 7&8, Cygnus Business Centre

Dalmeyer Road, Willesden, NW10 2XA

Two Storey Warehouse / Industrial Units

2,161 to 4,363 sq ft

(200.76 to 405.34 sq m)

- Clear eaves height 2.3m
- Power
- Dedicated loading bays
- Roller shutter doors
- Allocated parking
- WC & kitchenette
- First floor office accommodation
- Close proximity to A406 & A40
- Walking distance to Dollis Hill & Neasden UG Stations

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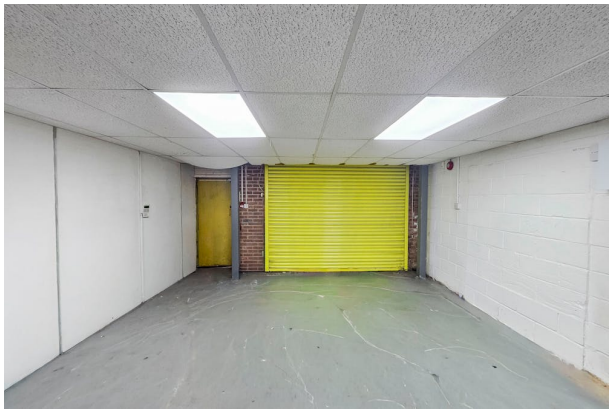
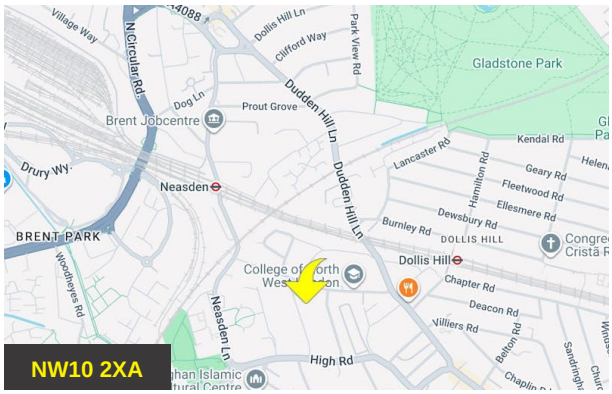
Summary

Available Size	2,161 to 4,363 sq ft
Price	£1,200,000
Business Rates	Interested parties to contact the London Borough of Brent.
Service Charge	Approx. £1,920 per annum
VAT	All prices are subject to VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)





Location

The premises are situated within 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 industrial / warehouse units which is made primarily of brick and block construction coated in profile sheet metal cladding. The warehouse area is situated on ground floor and benefits from 3 phase power, a concrete floors and a roller shutter doors accessed via dedicated loading bays. Ancillary offices to the first floor further benefit from suspended ceilings, carpet tiles and LED lighting. Allocated parking spaces are situated to the front of the properties.

Tenure

Freehold.

Accommodation

All measurements are approximate and on a gross internal basis (GIA)

Description	sq ft	sq m
Ground Floor Warehouse	2,217	205.97
First Floor Office	2,146	199.37
Total	**4,363**	**405.34**

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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