



10B Cullen Way

London, NW10 6JZ

**Available for Let - 3,352 sq.
ft.**

3,352 sq ft

(311.41 sq m)

- Fully Refurbished
- Light Industrial Unit
- Available for Immediate Occupation
- Three Phase Power
- 24 Hour Access
- Modern 1st Floor Offices

10B Cullen Way, London, NW10 6JZ

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 café and convenient allocated parking.

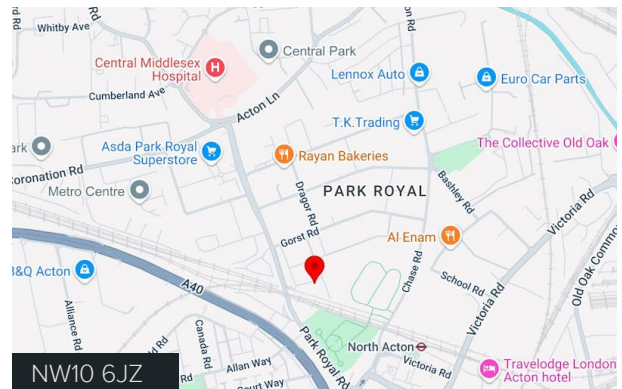
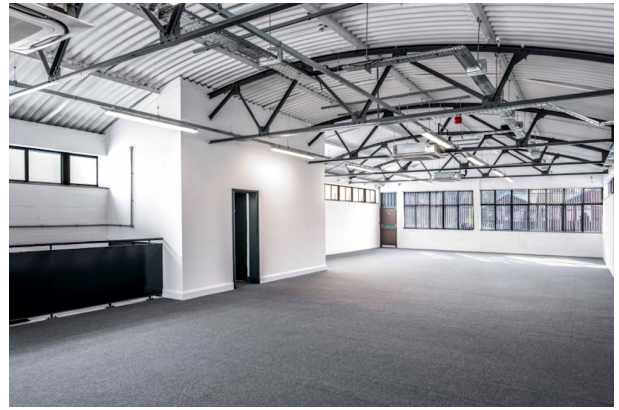
Location

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,352	311.41	Available
Total	3,352	311.41	



Summary

Available Size	3,352 sq ft
Business Rates	N/A
Service Charge	A service charge may be levied for the upkeep of the surrounding estate. Details available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Viewing & Further Information



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