

TO LET →

6,311 - 13,254 SQ FT (586 - 1,231 SQ M)

WAREHOUSE/INDUSTRIAL UNITS →

← UNDERGOING EXTENSIVE REFURBISHMENT

← AVAILABLE Q2 2026



3 ————— 5
CUMBERLAND
AVENUE —————

3-5 Cumberland Avenue, Park Royal, NW10 7EW

DESCRIPTION

3-5 Cumberland Avenue is a well laid out modern estate with good loading and car parking provision. The estate is situated within close proximity to commercial amenities such as Lorenzo's restaurant, Asda and Tim Hortons.

The units benefit from fully fitted two storey office accommodation, as well as LED lighting in the warehouse.

ACCOMMODATION

| UNIT 3 | SQ FT | SQ M |
|--------------|--------------|---------------|
| Warehouse | 5,599 | 520.16 |
| Offices | 712 | 66.15 |
| Total | 6,311 | 586.31 |
| Canopy | 511 | 47.47 |

| UNIT 5 | SQ FT | SQ M |
|--------------|--------------|---------------|
| Warehouse | 5,599 | 520.16 |
| Offices | 1,344 | 124.86 |
| Total | 6,943 | 645.02 |
| Canopy | 511 | 47.47 |

| | | |
|-----------------------|---------------|-----------------|
| Combined Total | 13,255 | 1,231.33 |
|-----------------------|---------------|-----------------|

Measured on a GEA basis



Cumberland Avenue



Units are currently under refurbishment



21 allocated car parking spaces



Generous loading apron & 1 loading level door per unit



Fully fitted two-storey office accommodation



5.63m clear height rising to 7.5m at the apex



LED lighting.

INDICATIVE IMAGE

TO LET


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AVAILABLE Q2 2026






3-5 Cumberland Ave


City of London
8 Miles, 20 Mins

3 — 5 CUMBERLAND AVENUE


A40
11 Miles, 7 Mins

Artisan Pastificio
LA TUA PASTA
EST. 2006


SPACE HOUSE


PCW
GLAZING SPECIALISTS

ASDA




FRESH FITNESS FOOD



Central Middlesex Hospital


TSL


Door Entry Direct

BBC



NEO earth


 North Acton

A40

Central Way

Abbey Rd

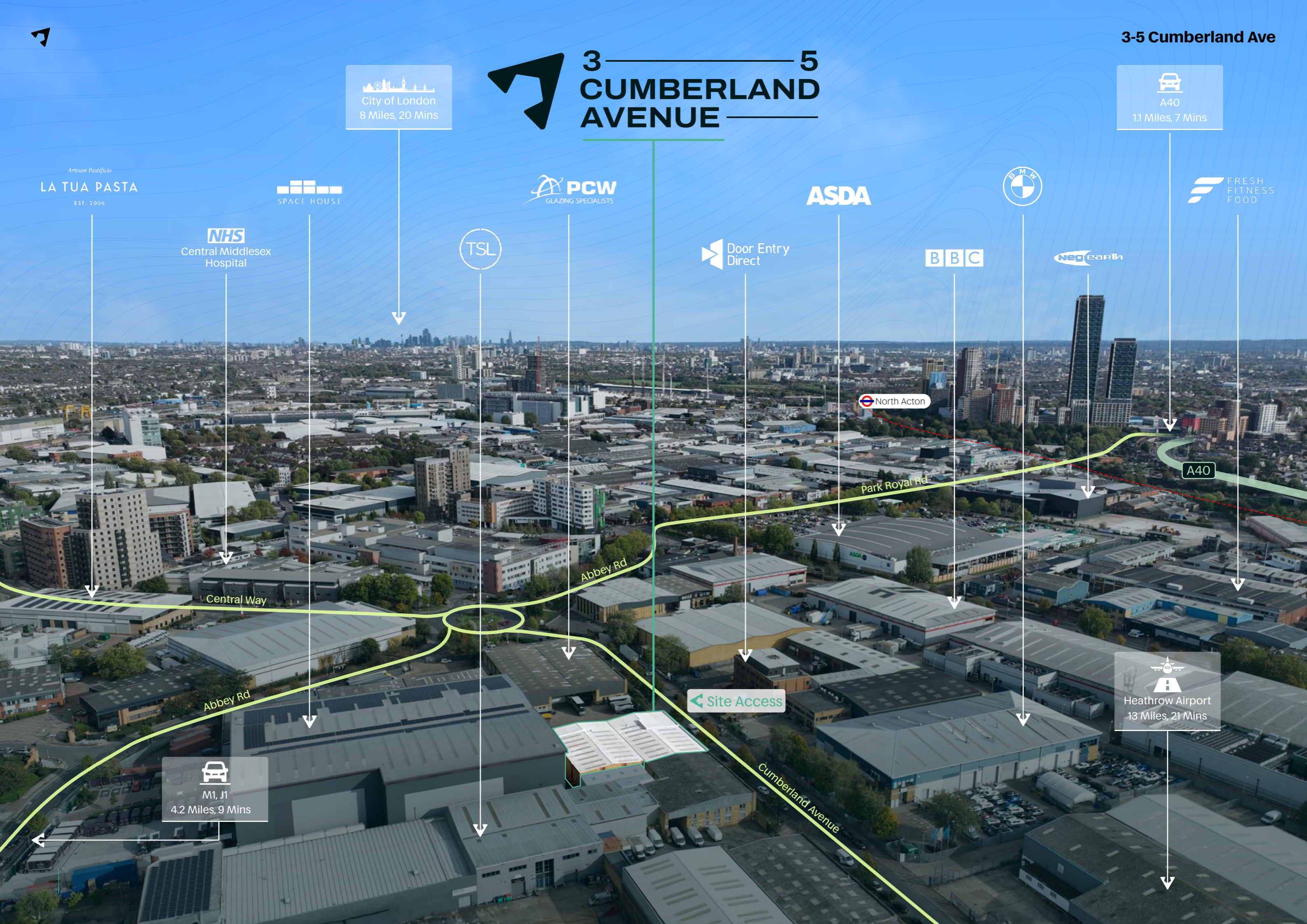
 Site Access


Heathrow Airport
13 Miles, 21 Mins


M1, J1
4.2 Miles, 9 Mins

Abbey Rd

Cumberland Avenue



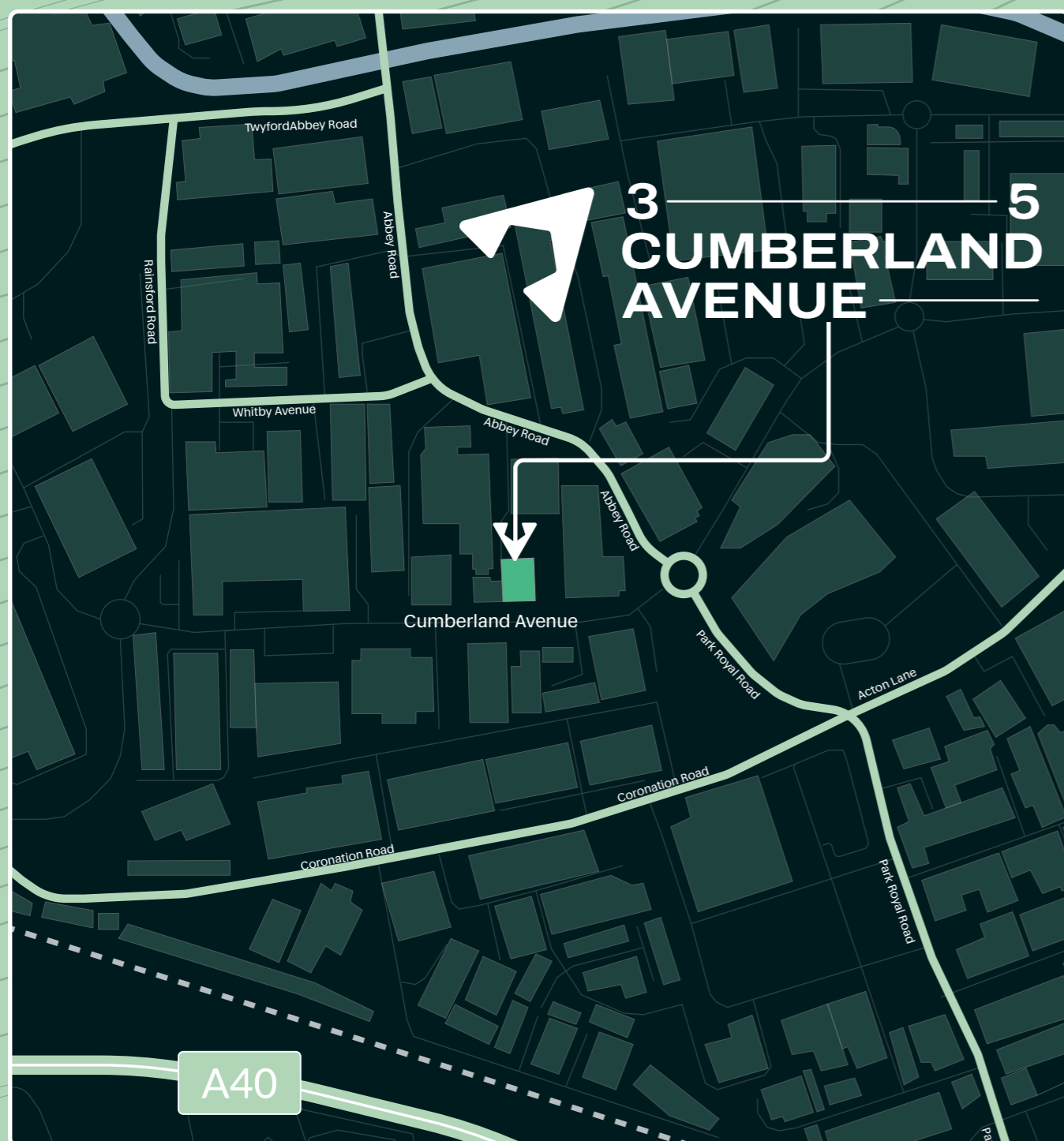
LOCATION + CONNECTIVITY

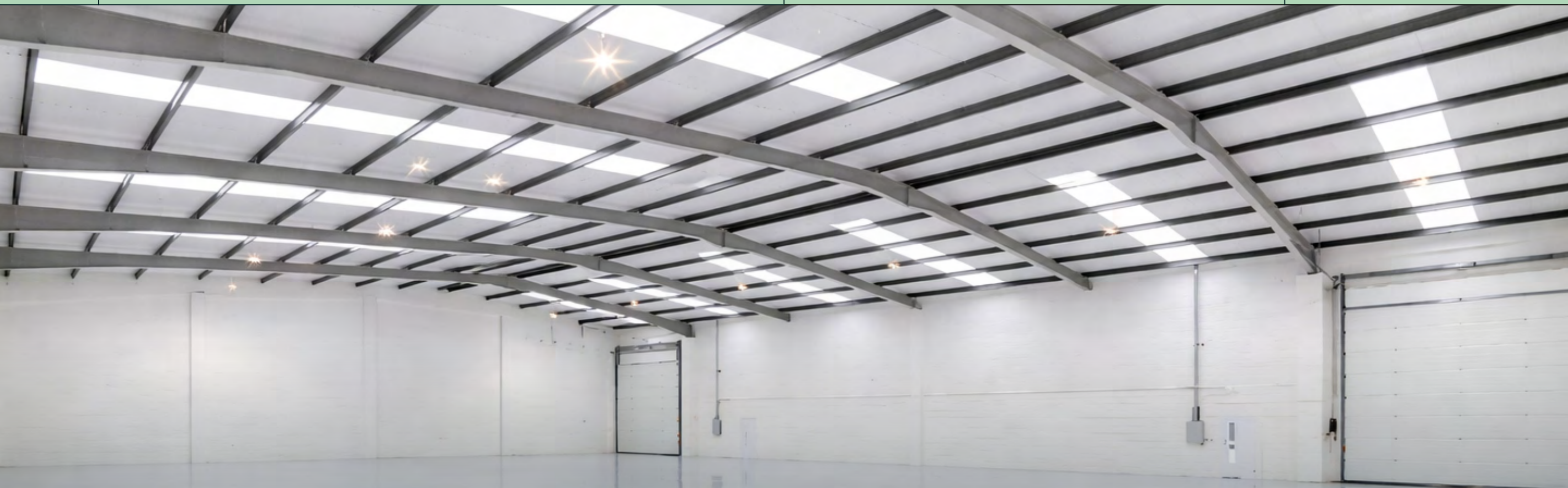
Located within the heart of the established and sought after Park Royal industrial area, Cumberland Avenue is accessed off the prominent Abbey Road.

The estate benefits from quick and easy access to the North Circular Road (A406), as well as quick connectivity to the M1, Western Avenue (A40) eastbound, M40, M25 and M4 motorways.

Access to public transport is well serviced, with Underground Stations such as Harlesden and Wembley Central being located within walking distance from the units.

| | | | | | |
|------------------|---------|----------|------------|---------|-----------|
| Stansted Airport | 55 Mins | 43 Miles | M40, J1 | 20 Mins | 10 Miles |
| Heathrow Airport | 21 Mins | 13 Miles | M25, J16 | 21 Mins | 11 Miles |
| Central London | 20 Mins | 8 Miles | Park Royal | 5 Mins | 0.4 Miles |





3 ————— 5
**CUMBERLAND
AVENUE**

 **LED
Lighting**

 **Sectional
Loading Doors**

 **Epoxy Resin
Floor Finish**

 **Fully
Fitted Offices**

FURTHER INFORMATION

TERMS

The unit is available on new Full Repairing and Insuring leases on terms to be agreed.

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

Unit 3 –To be reassessed post refurbishment.
Unit 5 –To be reassessed post refurbishment.

RATES

All interested parties should direct their enquiries to Brent Local Authority.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

SERVICE CHARGE

A service charge may be levied for the upkeep of the common parts of the estate.

AVAILABLE Q2 2026

VIEWINGS



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