

2 CUMBERLAND AVENUE

PARK ROYAL, NW10 7QL

FOREST
REAL ESTATE

TO LET

16,590 SQ FT

Industrial Premises located in prominent position in Park Royal. Warehouse could possible be split - please contact for more details.

Key Features

- Open Plan Warehouse
- Undercroft Loading Area
- Newly Refurbished Offices
- Reception Area
- Electric Security Shutter
- Eaves Height of 7.53m – 8.35m
- Concrete Flooring
- Private Meeting Room
- 3 Phase Power
- 29 Parking Spaces

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Description

This industrial premises features an open-plan warehouse space benefitting from eaves heights ranging from 7.53m – 8.35m, concrete flooring and 3-phase power.

The ancillary office space has been recently refurbished, consisting of an open plan layout with private offices and a meeting room. These offices are equipped with gas heating for a comfortable working environment, and multiple well-appointed WC facilities enhance convenience.

Externally, the property offers an undercroft loading area designed to facilitate the seamless loading and unloading of artic lorries.

Furthermore, the premises offer ample parking, with space for 18 vehicles in the forecourt car park and an additional 11 spaces adjacent to the warehouse entrance, enhancing convenience and operational efficiency for both warehouse and office functions.

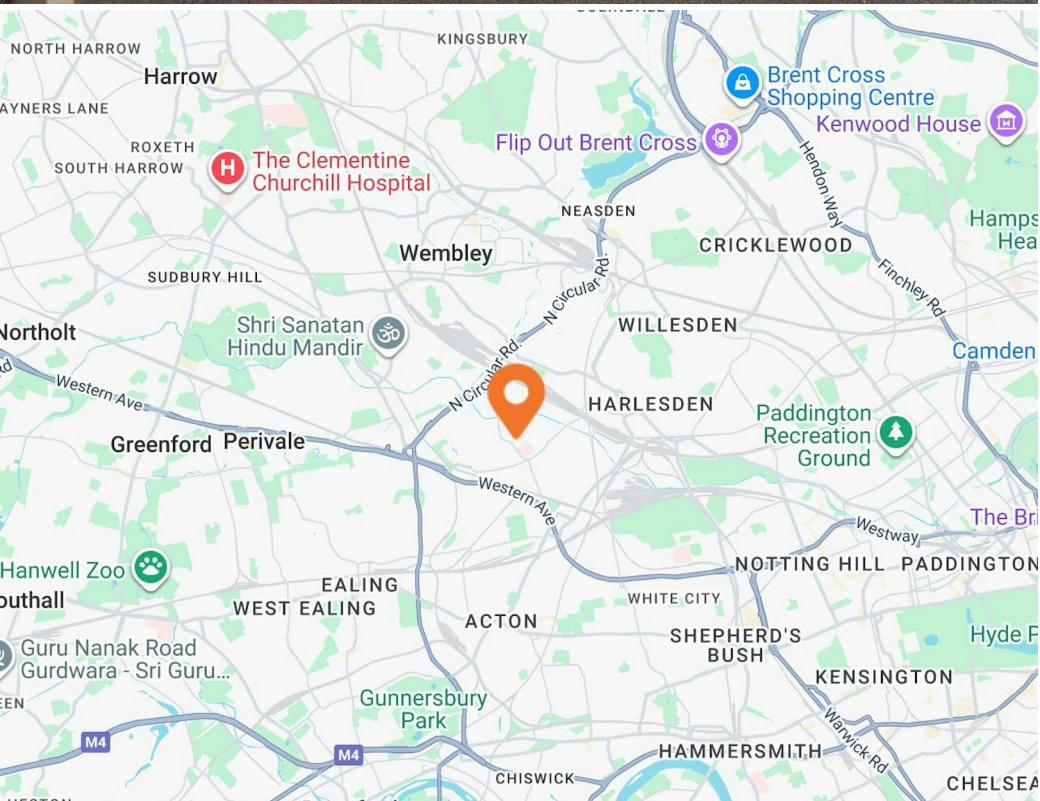
The warehouse may be available to rent separately.

Location

The property is situated just off Abbey Road in Park Royal and offers excellent accessibility and convenience due to its proximity to key transportation routes. Its strategic position allows for easy access to major roadways, including the A406 and the A40, facilitating efficient travel to various destinations.

The site's positioning also allows for great advertisement opportunity to passing foot and road traffic.

Moreover, being 0.8 miles away from Park Royal Station on the Piccadilly Line enhances the property's connectivity to public transportation. This is particularly beneficial for commuters, providing a swift and reliable means of reaching central London and other areas served by the Piccadilly Line.





Availability

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	13,119	1,218.79
Office	3,471	322.47
Total	16,590	1,541.26
Lease	New Lease	
Rent	£19.50 per sq ft	
Rates	£88,998 per annum	
Service Charge	N/A	
VAT	Applicable	
EPC	C (75)	

Contact

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

Cormac Sears
020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

JOINT AGENTS

Harkirat Singh Sohal (Monarch Commercial)
07903 763369 | 0208 569 8500
harry@monarchcommercial.co.uk

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