

**Mileway**

WAY

# Park Royal Works Park Royal

Available to Let  
Warehouse

3,218 - 3,823 sq ft (299 - 355.2 sq m)

Fully refurbished units



Electric Roller Shutter



Three phase power



Kitchenette facilities



Close proximity to tube stations



Direct access to A40 and A406



# Park Royal Works

10A and 10B Cullen Way, Park Royal Works, Park Royal NW10 7LQ



## 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 cafe and convenient secure 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.

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## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

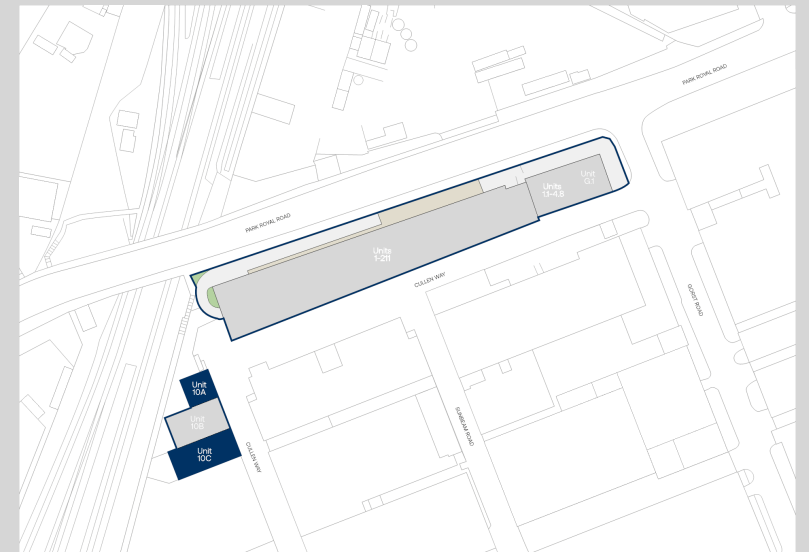
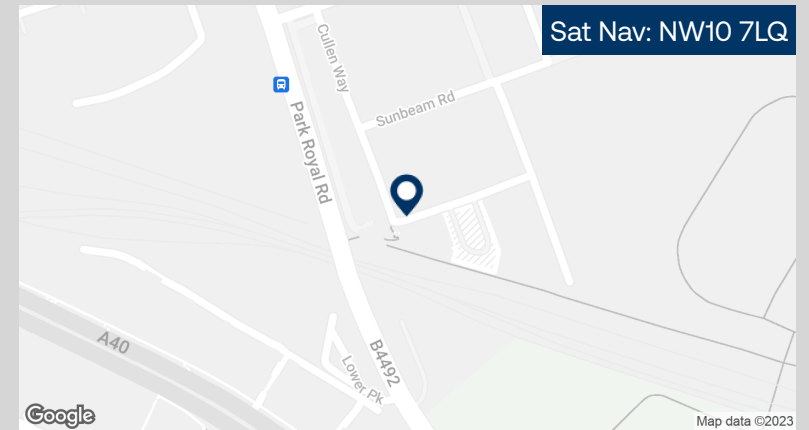
Please contact:

**Mileway**  
**Thomas El-Sayed**  
[southeast@mileway.com](mailto:southeast@mileway.com)  
 0203 991 3516

**Levy Real Estate**  
**Henry Newland**  
[henry.newland@levyrealstate.co.uk](mailto:henry.newland@levyrealstate.co.uk)  
 k  
 07443 530151

**Levy Real Estate**  
**Rob Watts**  
[Rob.Watts@levyrealstate.co.uk](mailto:Rob.Watts@levyrealstate.co.uk)  
 020 7747 0152

**Doherty Baines**  
**Tom Hill**  
[Thill@dohertybaines.com](mailto:Thill@dohertybaines.com)  
 07891 314235



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 10A	Warehouse	3,823	355.2	Immediately
Unit 10C	Warehouse	3,218	299	Immediately
<b>Total</b>		<b>7,041</b>	<b>654.1</b>	

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