

LEVY
Real Estate

10B Cullen Way, Park Royal, London, NW10 6JZ

Industrial To Let | £20 per sq ft | 3,352 to 7,175 sq ft

Competitively priced light Industrial within a prime Industrial location

LEVY
Real Estate

10B Cullen Way, Park Royal, London, NW10 6JZ

Summary

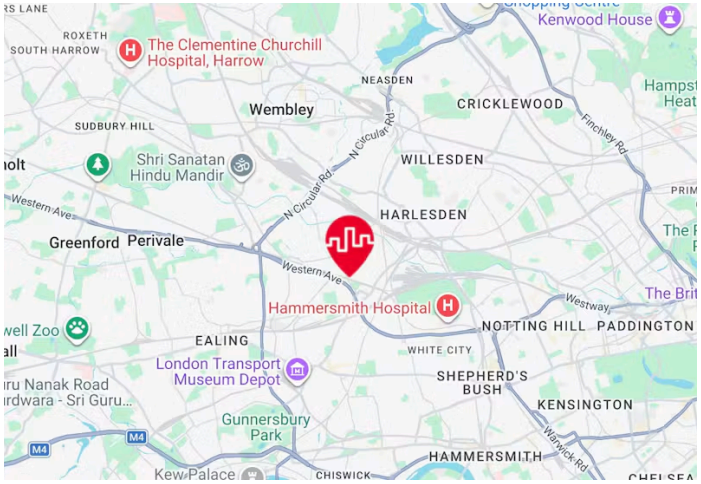
- Rent: £20 per sq ft
- Service charge: n/a
- Lease: New Lease

Contact & Viewings



Henry Newland
0207 747 0116 | 07443 530151
henry.newland@levyrealestate.co.uk

www.levyrealestate.co.uk





Key Points

- Two Fully refurbished units
- Electric Roller Shutter
- Three phase power
- Kitchenette facilities
- Close proximity to tube stations
- Direct access to A40 and A406
- Can be taken together

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 allocated parking.

Location

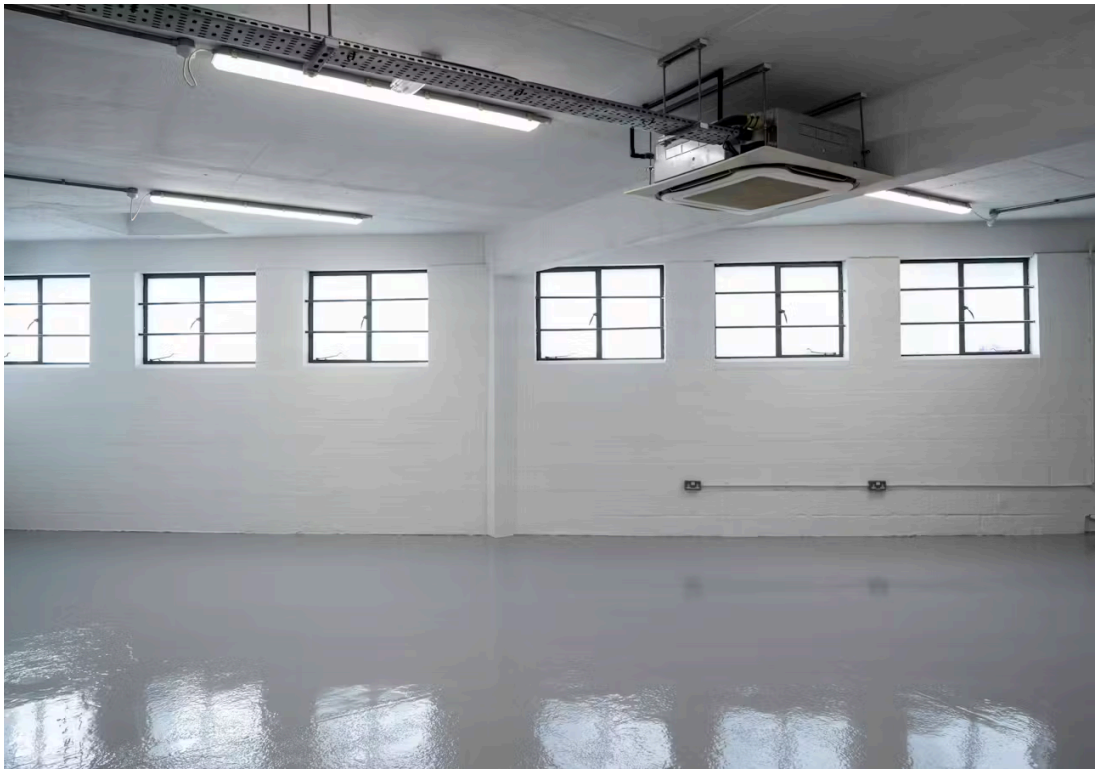
Cullen Way business units are located just off Park Royal Road and offer occupiers exceptional road and rail links to Central London and the rest of the UK. The refurbished units are located within close proximity to North Acton and Park Royal Underground stations which offer fast and frequent services in and out of Central London.

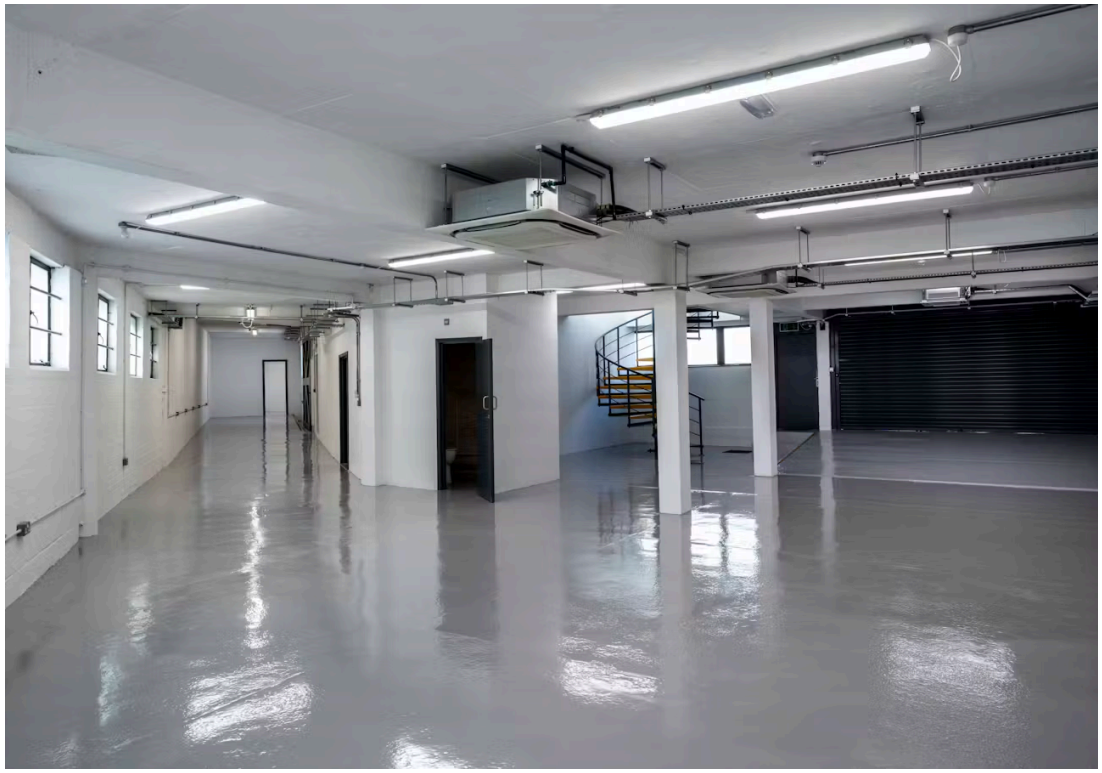
By road, the estate is less than 0.6 miles from the A40 (Western Avenue) and 1.3 miles from the A406, two of London's main arterial routes for easy access across the city and to the national motorway network via the M40 and M25.

Accommodation

Name	sq ft	sq m	Availability
Unit - 10B	3,352	311.41	Available
Total	**3,352**	**311.41**	

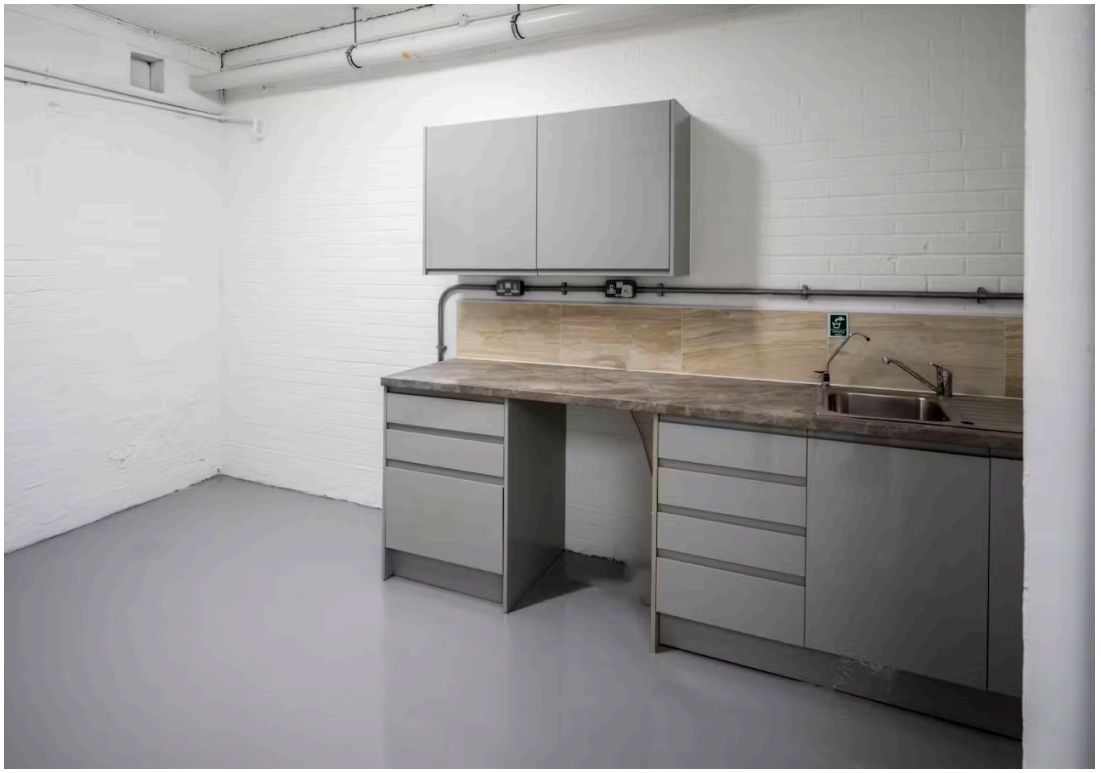
MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated.












Push bar to open

