



## Warehouse/Office building to let or for sale

### **UNIT 23 CYGNUS BUSINESS CENTRE**

Dalmeyer Road, Willesden, NW10 2XA

Warehouse

## **FOR SALE**

**3,624 sq ft**

(336.68 sq m)

- Gas Central Heating and Air-conditioning to offices
- Security Alarm and Bars on Windows
- Electric Roller Shutter Loading Door with retractable security bollards in front
- Entry Phone
- 5 Allotted Car Parking Spaces

## Summary

<b>Available Size</b>	3,624 sq ft
<b>Price</b>	£925,000.00 (£255 per sq. ft.)
<b>Rates Payable</b>	£13,440 per annum Business Rates applicable from the 1st April 2023
<b>Rateable Value</b>	£26,250
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable. VAT @ 20% is to be added to the Purchase Price.
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£500 per annum This is the approximate service charge for the units on the Cygnus Industrial Estate.
<b>EPC Rating</b>	D

## Description

The premises comprise a modern mid-terrace Warehouse/Office building constructed in 1991 having a ground floor reception area with a staircase leading to the first floor gas centrally heated and air-conditioned offices divided into 5 modern partitioned offices with wood strip flooring, suspended acoustic tiled ceilings with LED lighting and UVPC double glazed windows, and a modern fitted kitchen. The ground floor warehouse area has a height to the mezzanine of 9'3" approx., and has 2 WC's/Washrooms (one disabled WC), and an electric roller shutter loading door with front retractable security bollards. There is also a mezzanine storage floor.

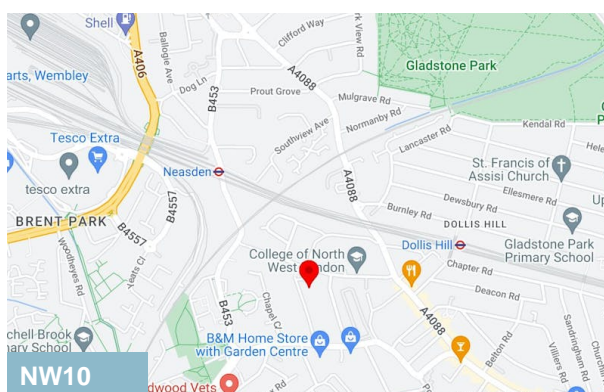
## Location

The premises are situated on the modern Cygnus Industrial Estate located at the western end of Willesden High Road with access from Dalmeyer Road and close to Church Road to the south and Dudden Hill Lane to the north. Dollis Hill (Jubilee Line) Underground Station is located close by in Chapter Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Storage/Reception	1,872	173.91	Available
Mezzanine - Offices	855	79.43	Available
Mezzanine - Storage	897	83.33	Available
<b>Total</b>	<b>3,624</b>	<b>336.67</b>	



## Viewing & Further Information



**Robert Reiff**

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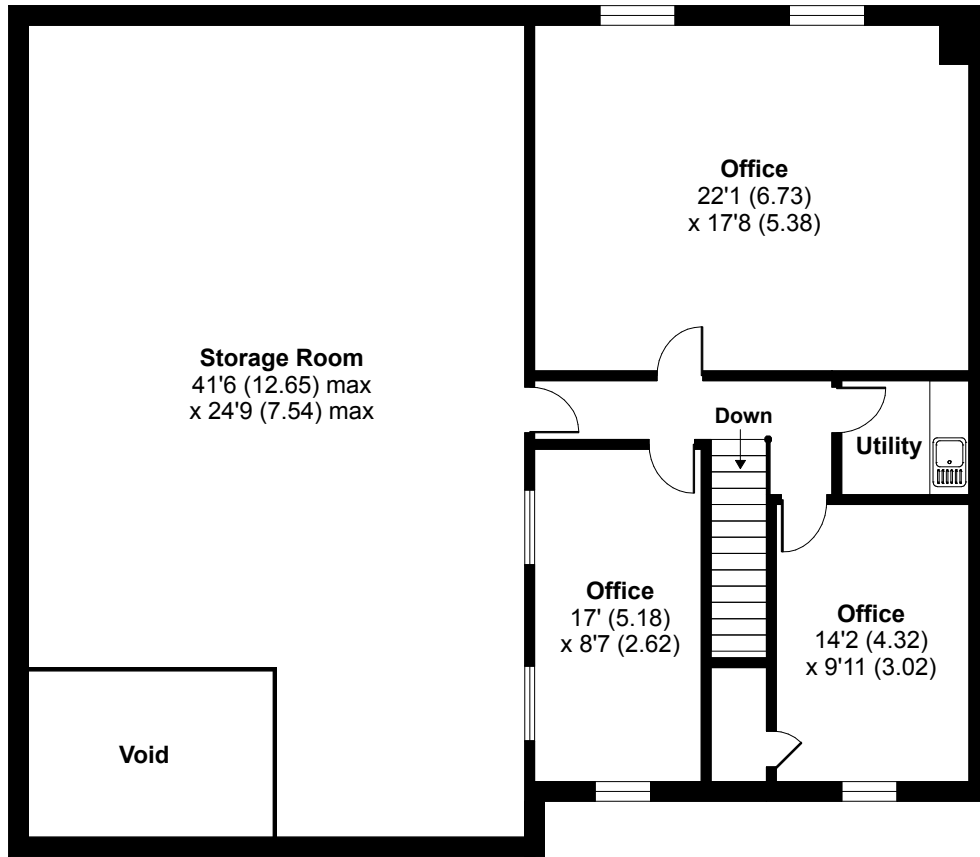
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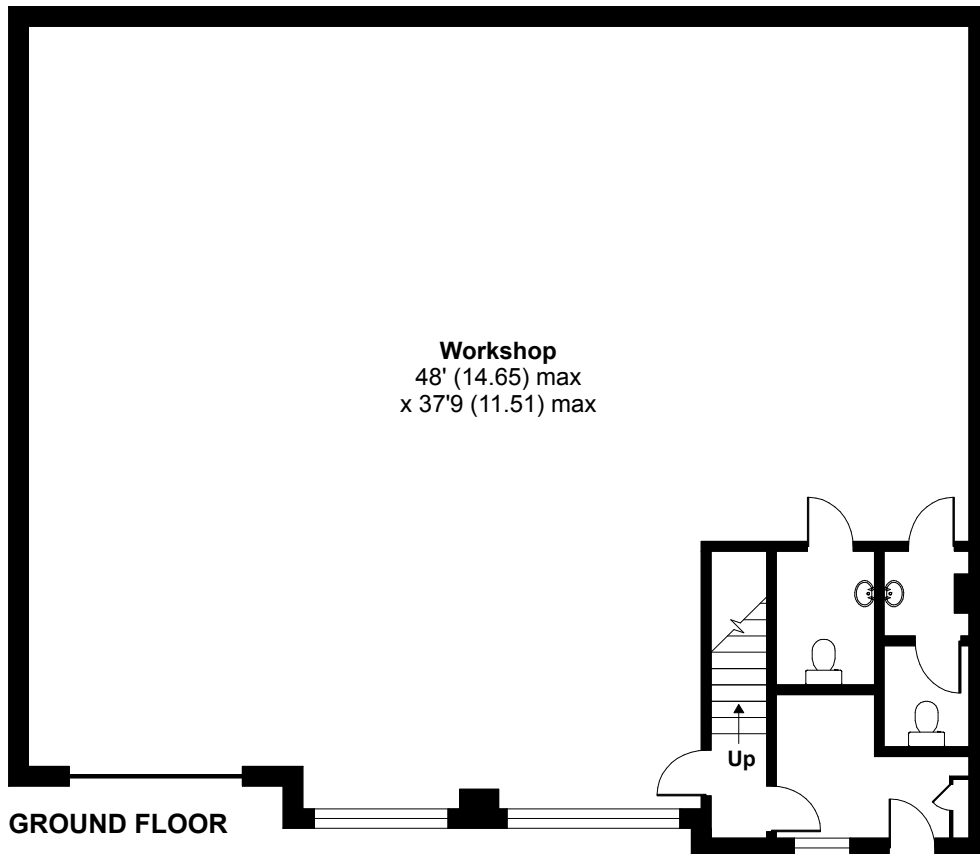
# Dalmeyer Road, London, NW10

Approximate Area = 3727 sq ft / 346.2 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR