

SUBSTANTIAL BUSINESS PARK REFURBISHMENT

SUITABLE FOR NEW BUSINESS CLASS E (RETAIL, OFFICES, CLINICS, LEISURE ETC.)

STRICTLY NO CHURCH USES



MILLENNIUM BUSINESS PARK

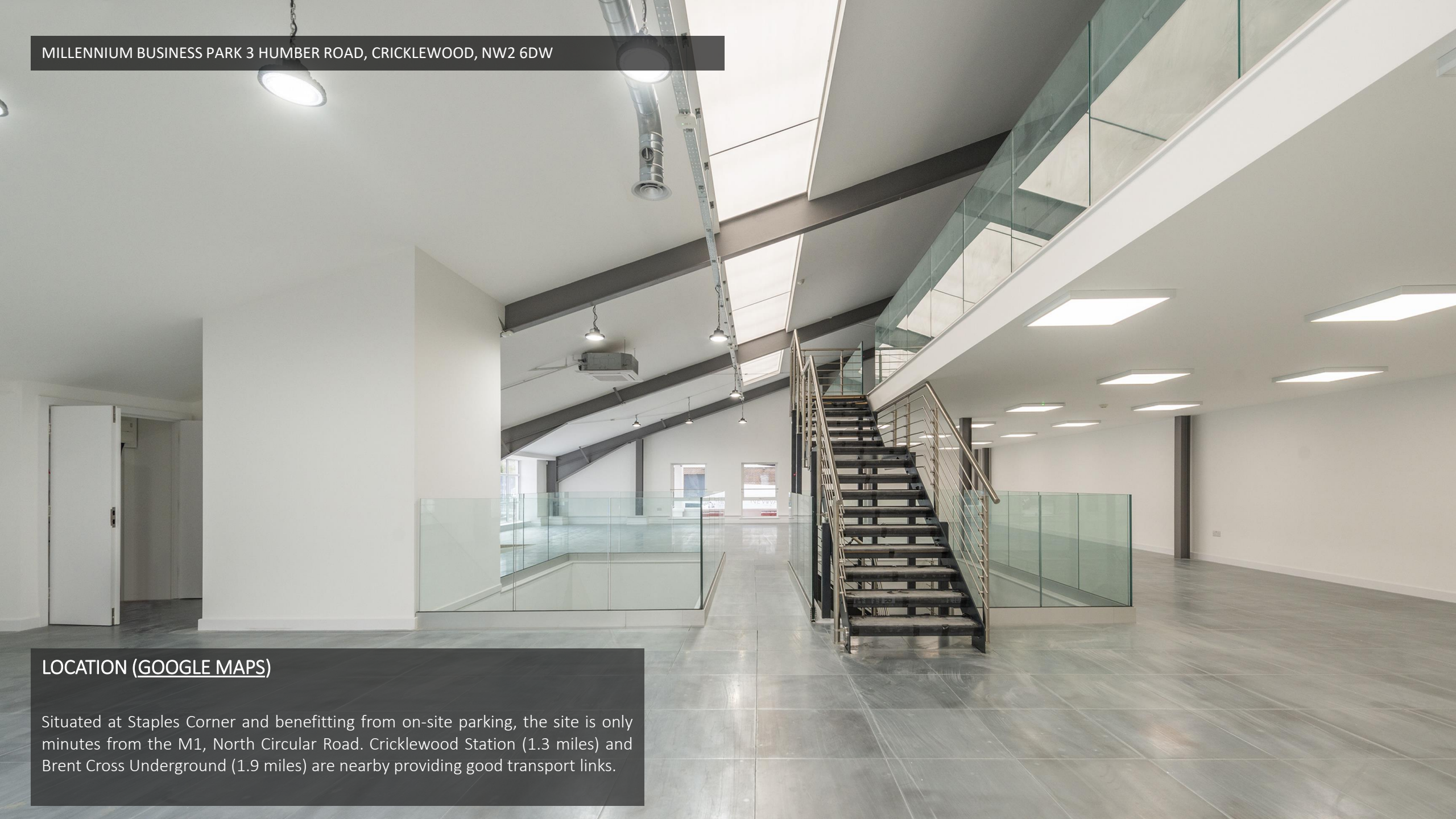
3 HUMBER ROAD, CRICKLEWOOD, NW2 6DW

From 1,000 sq.ft. to 23,499 sq. ft. (92.9 sq.m. - 2,183.1 sq. m.)

Floor Plates from 1,000 sq.ft. up to 23,499 sq.ft. can be carved out by the landlord.

RIB

ROBERT IRVING BURNS

A wide-angle photograph of a modern office interior. The space is bright and open, featuring a polished grey floor and white walls. A prominent feature is a staircase with dark steps and a glass railing, leading to an upper level. The ceiling is high with exposed dark beams and several recessed rectangular lights. Large windows are visible in the background, and a glass partition is in the foreground. The overall atmosphere is clean and professional.

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LOCATION ([GOOGLE MAPS](#))

Situated at Staples Corner and benefitting from on-site parking, the site is only minutes from the M1, North Circular Road. Cricklewood Station (1.3 miles) and Brent Cross Underground (1.9 miles) are nearby providing good transport links.

AMENITIES

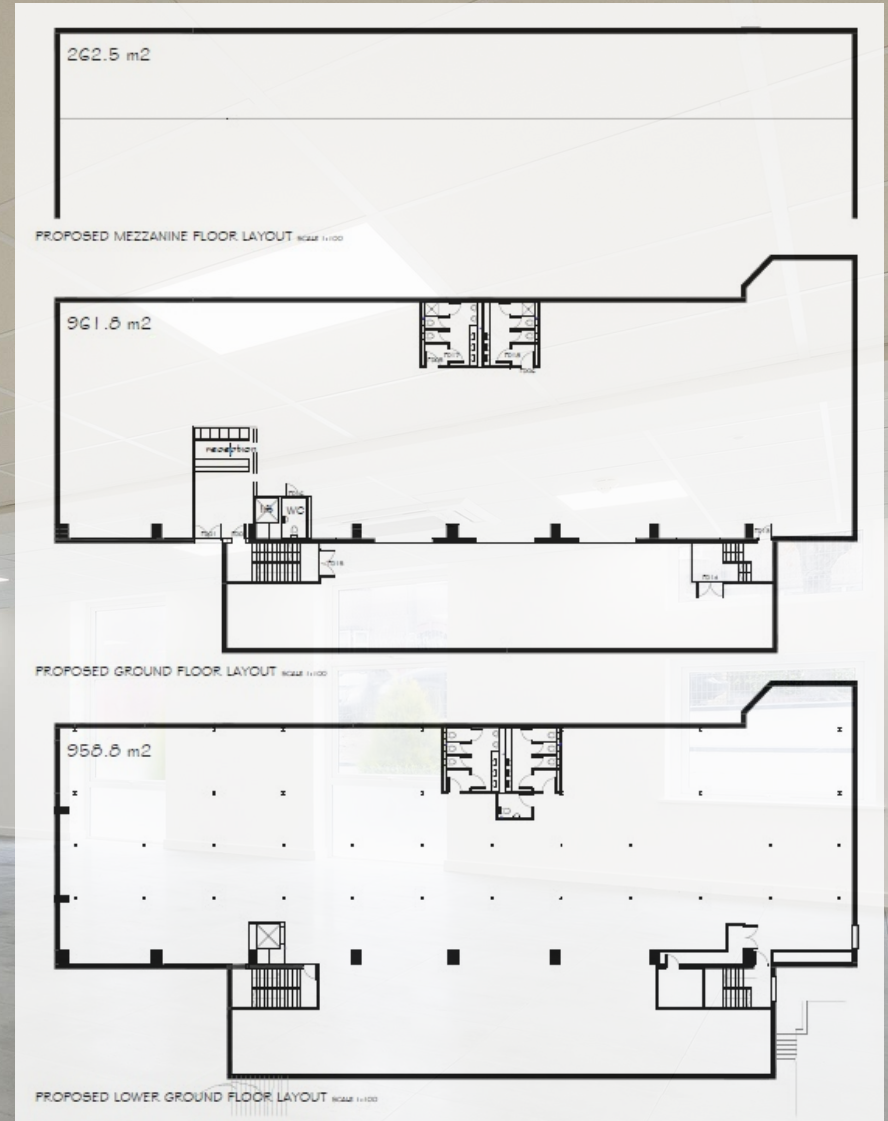
- 53 PARKING SPACES
- NEW EXTERNAL BUILDING RENDERING
- NEW RECEPTION AREA
- SELF-CONTAINED
- NEW LED LIGHTING
- NEW ELECTRICS (SPEC. TBC)
- FULLY RAISED FLOORING
- PART SUSPENDED CEILING
- NEW WCS

Full specification can be provided upon application.

FLOOR AREAS

FLOOR	M ²	FT ²
LOWER GROUND FLOOR	958.8	10,320
GROUND FLOOR	961.8	10,353
OPTIONAL MEZZANINE	262.5	2,826
TOTAL	2,183.1	23,499

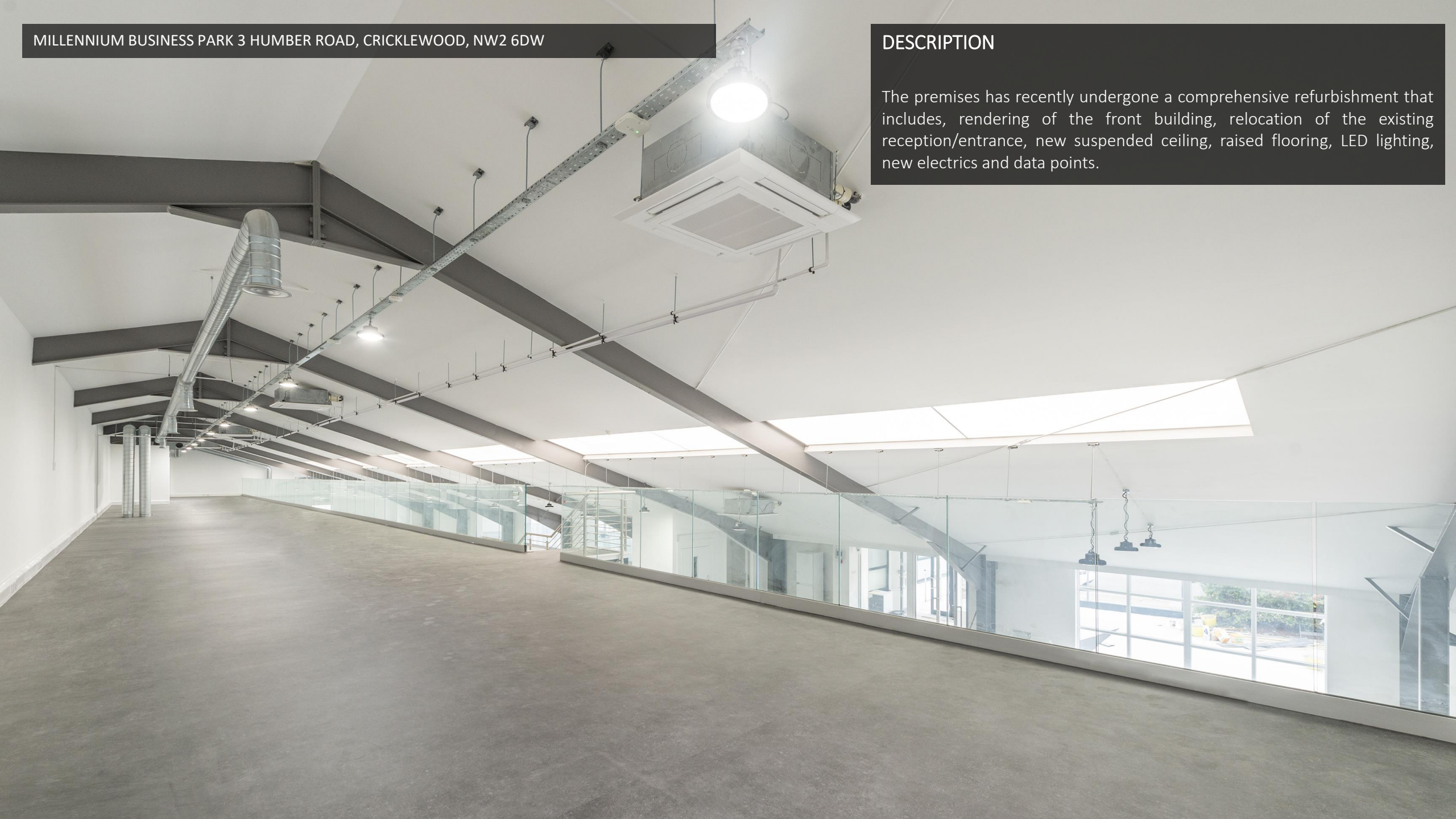
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DESCRIPTION

The premises has recently undergone a comprehensive refurbishment that includes, rendering of the front building, relocation of the existing reception/entrance, new suspended ceiling, raised flooring, LED lighting, new electrics and data points.



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RENT

POA

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

BUSINESS RATES

Local Authority: London Borough of Brent.

Interested parties are advised to make their own enquires.

POSSESSION - Upon completion of legal formalities.

LEGAL COSTS - Each party is to be responsible for their own legal costs.

EPC - Available upon request.

FOR VIEWINGS PLEASE CONTACT RIB

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ROBERT IRVING BURNS

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.
April 2023