

4 Cullen Way
Park Royal
London
NW10 6JZ



INCOME PRODUCING INDUSTRIAL / WAREHOUSE UNIT

FOR SALE

2,900 sq. ft (270m²)



Location

The property is located on Cullen Way in the centre of the Park Royal Industrial Estate and can be accessed from Gorst or Sunbeam Road. The A40 Western Avenue is a short distance from the property and provides access to central London to the east and the M40 and M25 motorways to the west.

The area is well served with public transport with a number of bus routes passing close to the premises on Park Royal Rd (B4492) and Chase Rd. North Acton London Underground station (Central Line) and Harlesden (Network Rail/Bakerloo Line) are within walking distance of the premises and provide a regular service to Central London.

Floor Areas (Approximate Gross Internal Area)

	Sq ft	(m ²)
Ground Floor - Warehouse	2,655	(247)
First Floor - Offices / Storage	245	(23)
Total	2,900	(270)

EPC

We understand the energy performance rating for this property has been graded at 117(E)

Rates

We understand from the London Borough of Ealing that the Rateable Value is **£24,000**. The rates payable form 2019/20 equate to **£11,784**.



Description

The property comprises an end of terrace warehouse / industrial unit of steel truss frame construction with brick elevations and benefits from a height to the underside of the eaves is 3.75m rising 7m at the apex. The property is currently occupied by Zabihah Ltd (Company number – 07799202) who specialise in the sale of meat and meat products. The ground floor is arranged as 3 large cold / freezer rooms with a food preparation area, plus a partitioned office, kitchen / canteen and 2 WC's / Washrooms. Access to the property is via an electric roller shutter door with a width of 2.7m and height of 3.4m or separate staff entrance.

Amenities include security and fire alarms, 3-phase power, concrete floor, fluorescent strip lighting, and 2 car parking spaces.

Tenure

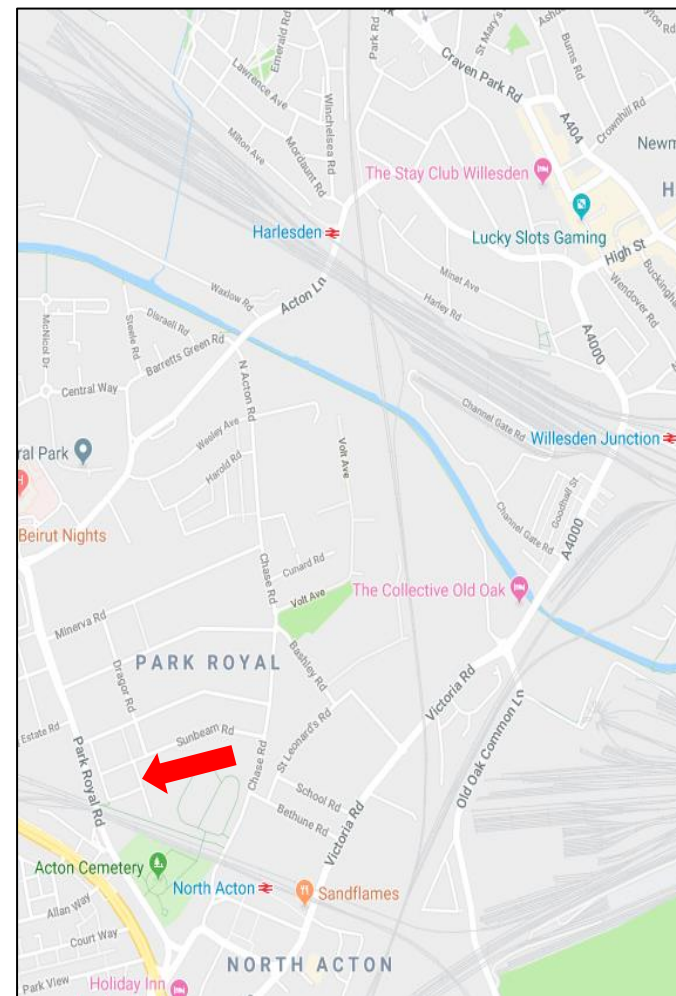
The property is offered for sale on a freehold basis subject to the existing 10-year IRI lease to Zabihah Limited from 17th June 2016 at a passing rent of £38,000 per annum exclusive.

There is a Tenant only break clause and rent review on the 5th anniversary of the term. The lease is outside the Landlord & Tenant Act.

Guide Price

£640,000 plus VAT if payable for the freehold interest subject to the existing Tenancy to **Zabihah Limited** (Company Number – 07799202).

Grant Mills Wood and the Vendors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, 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 (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property, May 2019.



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Viewing

Viewings are available strictly by appointment through sole agents:-

David Theobald:

Davidt@grantmillswood.com

George Williams:

Georgew@grantmillswood.com

