

SUBSTANTIAL BUSINESS PARK REFURBISHMENT
WITH B1 (OFFICE) PLANNING
(OPEN TO D1/D2 USES STPP) - **STRICTLY NO CHURCH USES**

RIB
Robert Irving Burns

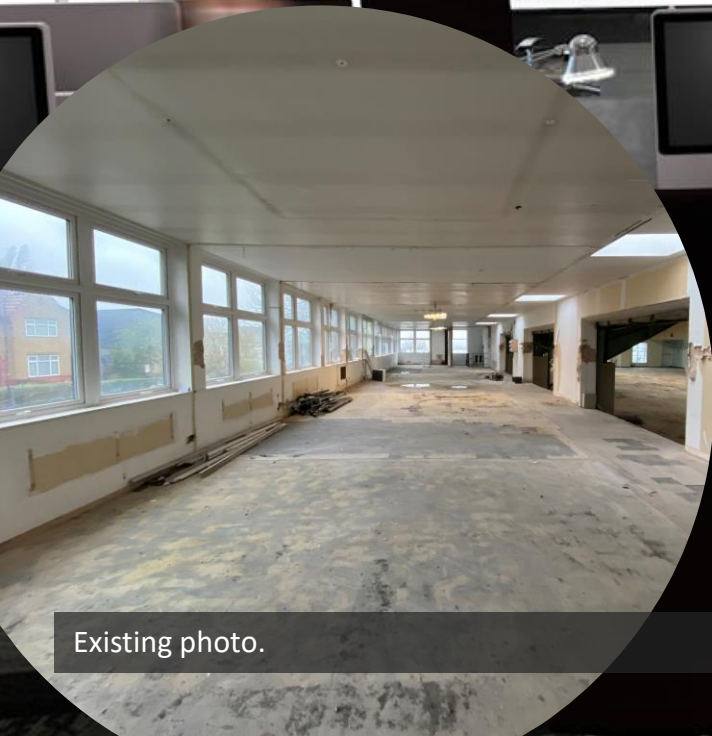
**BOWYER
BRYCE**
CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

MILLENNIUM BUSINESS PARK
3 HUMBER ROAD, CRICKLEWOOD, NW2 6DW
23,499 sq. ft. (2,183.1 sq. m.)

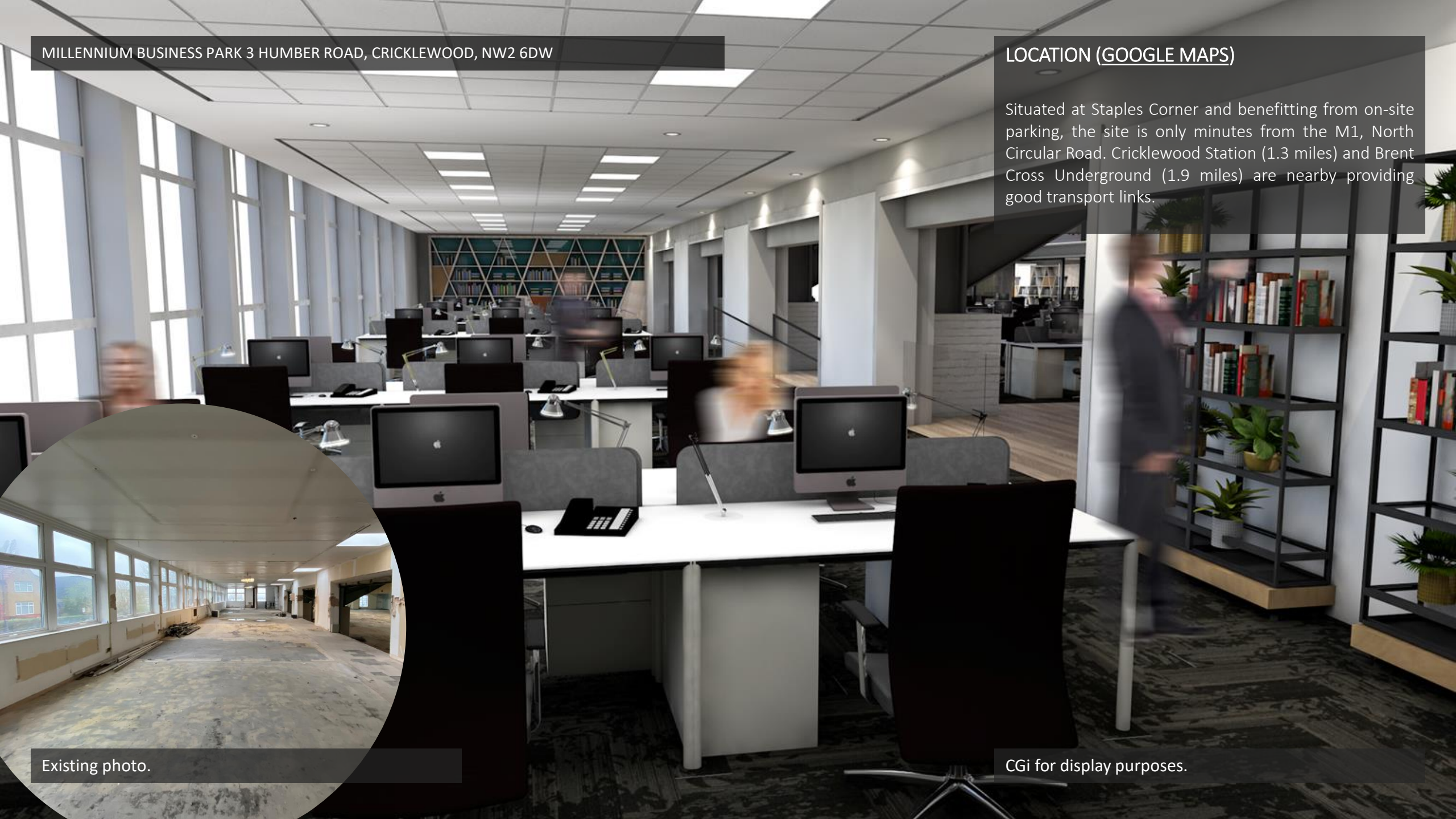
MILLENNIUM BUSINESS PARK 3 HUMBER ROAD, CRICKLEWOOD, NW2 6DW

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.



Existing photo.



CGi for display purposes.

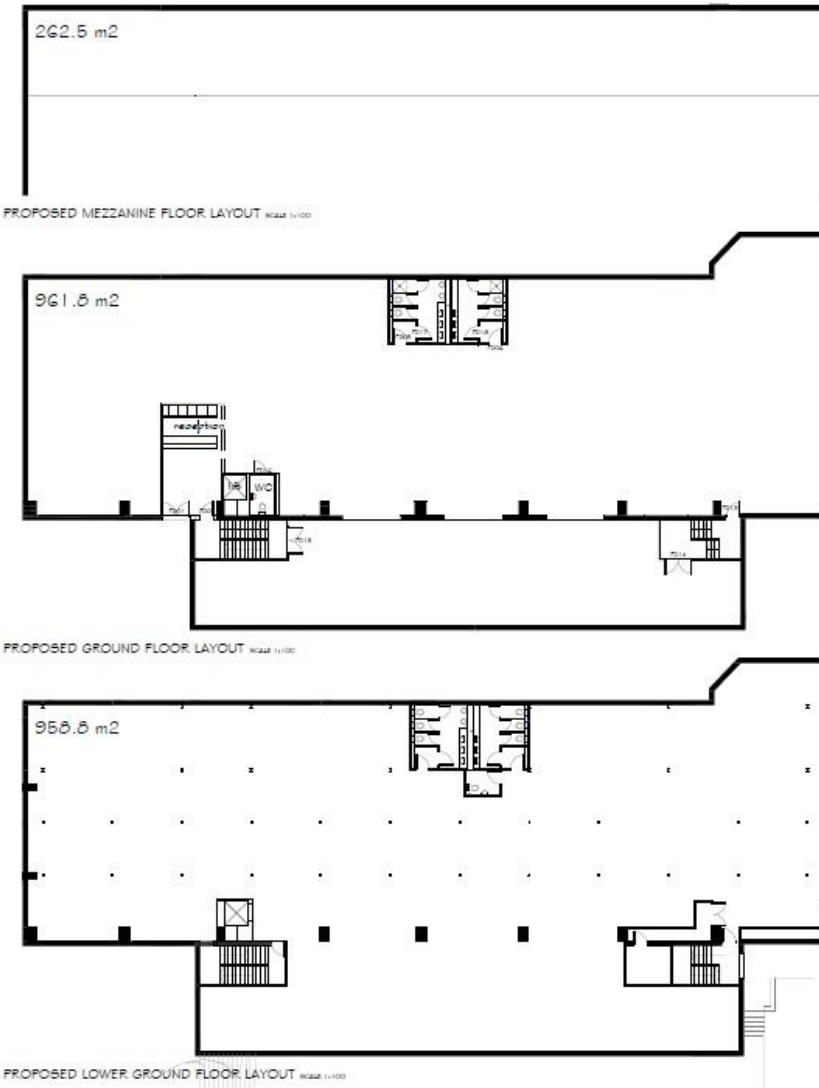
AMENITIES (POST REFURBISHMENT)

- 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	2625	2,826
TOTAL	2,183.1	23,499



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DESCRIPTION

The premises are to undergo a comprehensive refurbishment that will include, rendering of the front building, relocation of the existing reception/entrance, new suspended ceiling, raised flooring, LED lighting, new electrics and data points. Works are scheduled to complete March/April 2021.

See CGI and existing photo.

Existing photo.

CGi for display purposes.

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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.

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FOR VIEWINGS PLEASE CONTACT RIB or
BOWYER BRYCE

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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.