



**FIRST DRAFT**

**Mezzanine office floor to let**

**15 CYGNUS BUSINESS CENTRE  
DALMEYER ROAD  
WILLES DEN  
LONDON NW10 2XA**

**814 sq.ft. (75.62 sq.m.)**

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

## Location

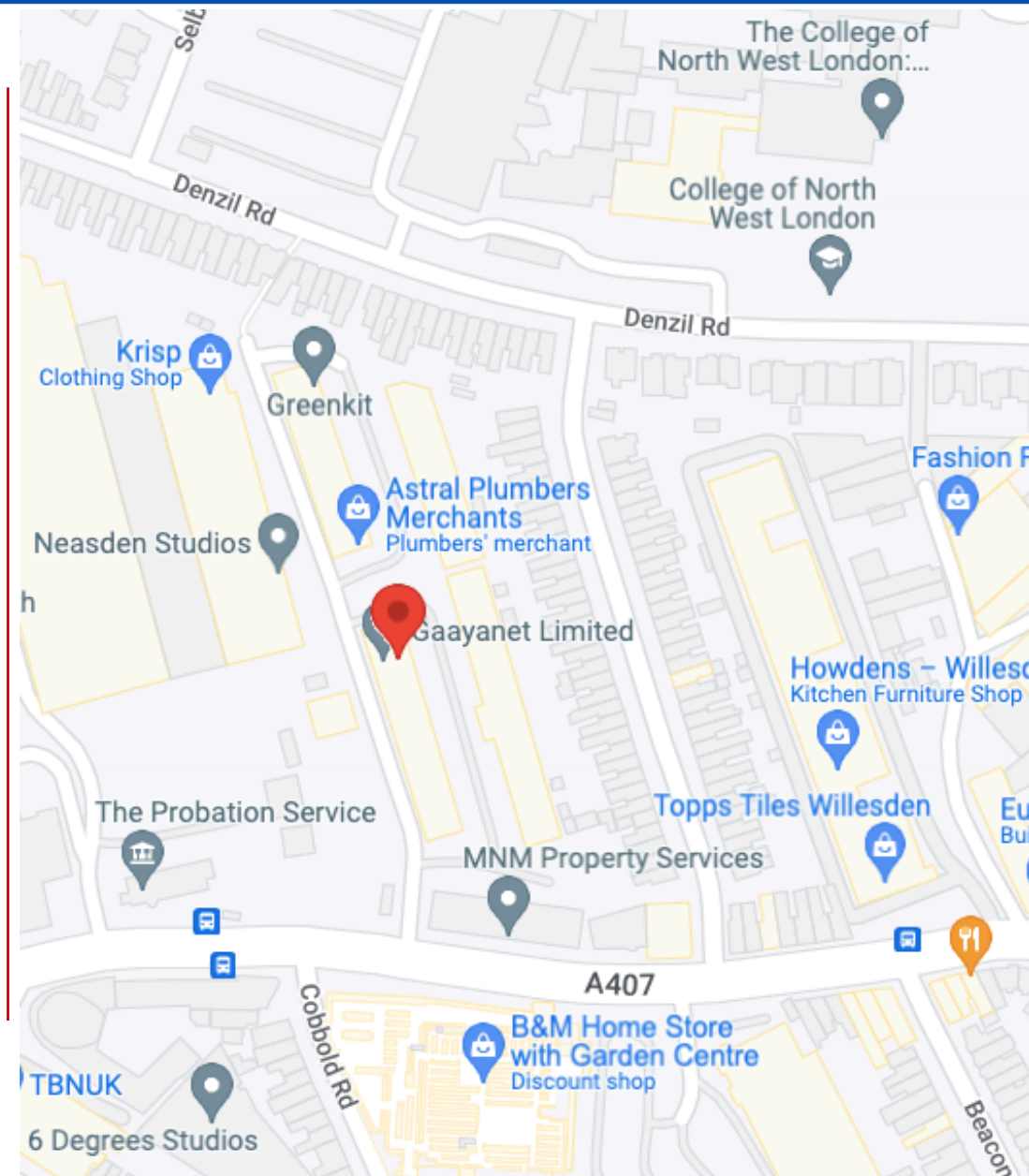
The subject premises are situated within a modern industrial estate on Dalmayer Road off Willesden High Road in Willesden. There are a number of different types of uses within the estate ranging from office occupiers, light manufacturing to showroom and trade counter operators.

Dollis Hill (Zone 3 Jubilee Line) Underground Station offering quick and easy access to Bond Street station within 18 minutes is within a few minutes walk.

Bus routes serving the area include:

- 260 – Golders Green to White City
- 266 – Acton Old Town Hall to Brent X Shopping Centre
- 297 – Pound Lane to Acton Bus Garage
- N266 - Hammersmith Bus Station to Brent X Shopping Centre

\* Information provided via TfL website.





## Accommodation

Available accommodation comprises of the entire mezzanine floor within a modern mid terrace light industrial building.

Accessed via a shared entrance the suite is self contained and currently divided by way of demountable partitioning into 4 good sized rooms plus reception and kitchenette but could equally be reconfigured to provide for open plan.

The suite is in good decorative order and ready for immediate occupation.



## Terms

### Tenure

Leasehold. The premises are available to let by way of a new sublease for up to 5 years.

### Rent

£24,000 pa fully inclusive. Rent to be paid monthly in advance.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

### Use

We understand the lawful use is Class E as defined by the Use Classes Order (As amended) meaning the premises may be used for most commercial operations.

### EPC

An EPC will be available shortly.

## Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

### Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

### Viewing

Strictly by prior arrangement via agents:

ADAM STEIN & CO

[www.adamsteinandco.co.uk](http://www.adamsteinandco.co.uk)

020 8989 8313