

To Let

Unit 7 Pembroke Buildings,
Cumberland Park Business
Centre, Willesden
NW10 6RE

High Quality Business / Warehouse Unit
2,301 sq ft (213.75 sq m)

- Established industrial estate
- 5.7m clear height
- Allocated parking with EV charger
- 0.8 miles from Willesden Junction station

Your partners in property



The Property

Description

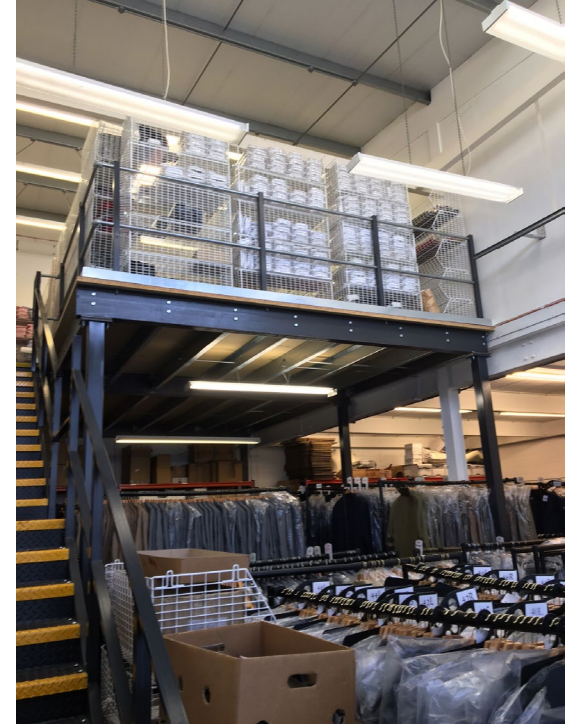
The unit is a modern semi-detached warehouse on a gated secure site. It is of steel portal frame construction with a mono-pitched roof. The unit currently has a tenant fitted mezzanine that can be retained or removed subject to terms.

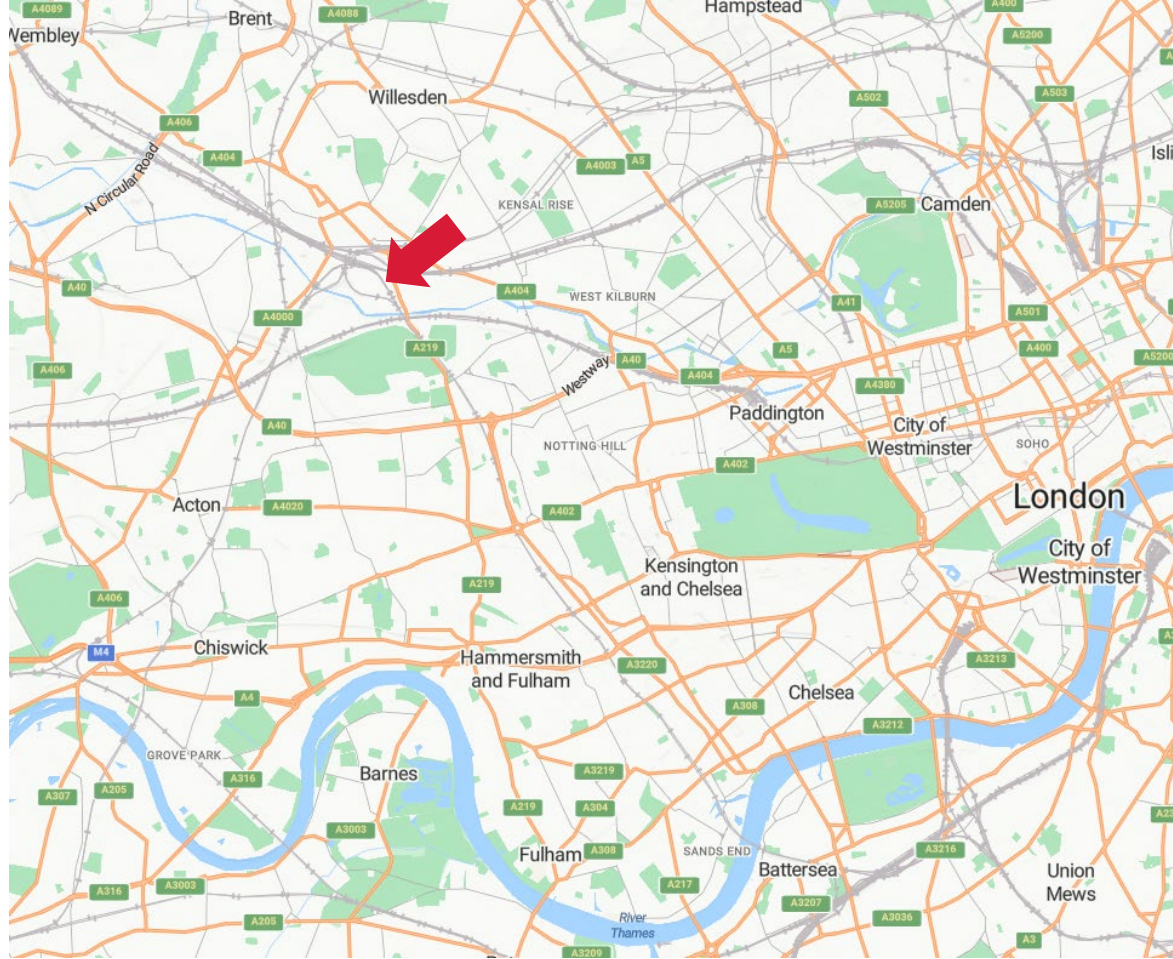
Some key features of Unit 7 include:

- First floor fitted offices including WC and kitchenette
- Tenant fitted mezzanine
- 5.68m clear height
- Up and over electric loading door with loading apron
- LED warehouse lighting, HVAC system and WC
- 2 allocated car parking spaces with 1 EV charging point
- EPC – D(91)

Accommodation

Table Header	Sq Ft	Sq M
Ground Floor	1,527	141.82
First Floor Offices	774	71.93
Total	2,301	213.75
<i>Fitted Mezzanine</i>	433	40.23

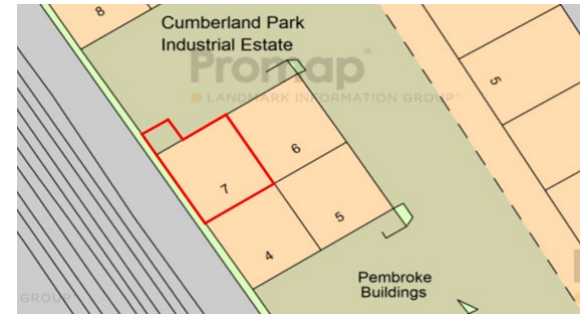




Location

The Pembroke Buildings are located on Cumberland Park Business Centre off Scrubs Lane, Willesden. The A40 is 1.2 miles south providing access to Central and West London and the M4 / M25. The A406 is 2.2 miles northwest providing access to northwest London and the M1.

Willesden Junction Station (0.8 miles) provides Bakerloo Line services and London Overground services to Clapham Junction, London Euston and Watford Junction. The 220 bus route outside of the estate provides access to Harlesden, Hammersmith and Wandsworth.



Contact

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents

Terms

Rent on application. The unit is available on a new Full Repairing and Insuring lease on terms to be agreed.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

EPC – D(91)

Rating to be improved by 2027.

Rates

The rateable value for the unit is £48,500 (April 2026). It is described as “warehouse & premises”.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.



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Particulars dated April 2026. Photographs dated November 2027.

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