TELSAR.com

TO LET



Unit 6 AMC Business Centre

12 Cumberland Avenue, Park Royal, NW10 7QL

Fitted Food Production Facility

2,744 sq ft

(254.93 sq m)

- Food production facility
- Two chillers
- Located in the centre of Park Royal
- Translucent roof panels
- Lighting
- Concrete floor
- Up & over loading door
- Power
- WCs & kitchenette
- Close proximity to A40 & A406

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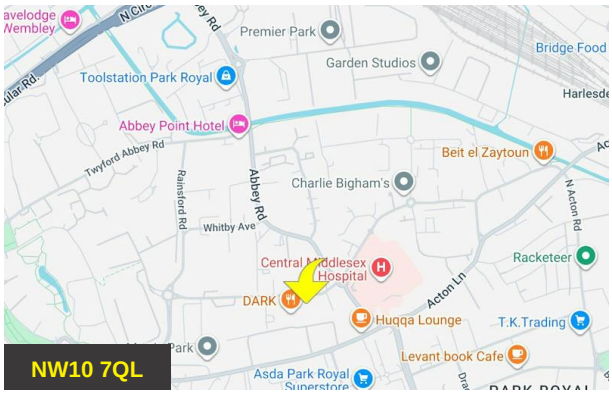
Summary

Available Size	2,744 sq ft
Rent	£50,000 per annum
Business Rates	Interested parties are advised to contact the local Council to confirm this figure
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The premises comprise a detached industrial / warehouse unit of brick and block construction, fully fitted out as a food production facility. The ground floor production and warehouse area benefits from a dedicated chiller and an up & over loading door, alongside a kitchenette and WCs. The first floor accommodates one further chiller and dedicated office space benefiting from translucent roof panels providing natural light.

Location

AMC Business Centre is situated off Cumberland Avenue which provides easy access to the A406 North Circular Road and the A40. The A40 provides direct access to Central London to the East and the M40 and M25 motorway networks to the West. Park Royal is considered an established industrial location with a high number of skilled workers within the area. The property further benefits from being within close proximity to Park Royal, Hanger Lane, North Acton Underground stations and Harlesden, Acton Main Line and Willesden Junction Overground stations. A number of bus routes operate in the area.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	1,372	127.46
First Floor	1,372	127.46
Total	**2,744**	**254.92**

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information



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