



Unit A

964 North Circular Road, Brent, NW2 7JR

**Sublease of the 2nd floor
with ample parking in Brent,
one of the most affluent and
diverse London boroughs.**

1,842 sq ft
(171.13 sq m)

- Ready for immediate occupation
- 6 private kitchens suitable for a Dark Kitchen, or option to use the space for storage.
- Three-phase supply, gas points, extraction, power outlets, water, electric, wifi
- Parking

Summary

Available Size	1,842 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Location

Well located and accessed via the A406 North Circular Road. The A406 is well-connected linking directly to the M1 (linking London to the North), the A5 for Central London and the Brent Cross flyover joining the A41 (Hendon Way / Watford Way). The newly built Brent Cross West Station is located 1 mile away.

The delivery radius for a dark kitchen operator can include Cricklewood, Golders Green, Harlesden, Kilburn, Wembley & West Hampstead.

Description

Arranged over three floors and currently occupied by a dark kitchen operator who are looking to sublease part of the first floor.

The area being marketed comprise of 6 kitchens ready for immediate occupation.

Each private kitchen is fitted with a stainless steel canopy, a dry storage room, hand sink, prep sink, three-phase supply, gas points, extraction and water. There are onsite showers, WCs and staff relaxation areas. Waste management, on-site management, regular cleaning of communal areas, Wifi and power outlets can all be made available if required.

Whilst the space would suit a dark kitchen operator, it could also be used as Storage.

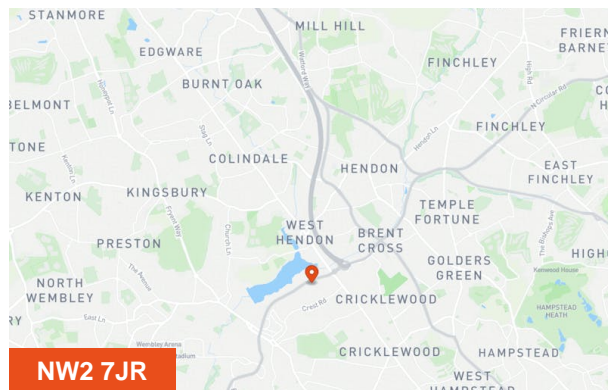
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - No. 32 (on attached floor plan)	293	27.22
2nd - No. 33 (on attached floor plan)	270	25.08
2nd - No. 34 (on attached floor plan)	334	31.03
2nd - No. 35 (on attached floor plan)	264	24.53
2nd - No. 36 (on attached floor plan)	264	24.53
2nd - No. 37 (on attached floor plan)	417	38.74
Total	1,842	171.13

Terms

Sublease - terms to be agreed.



Viewing & Further Information

Jamie Hewson

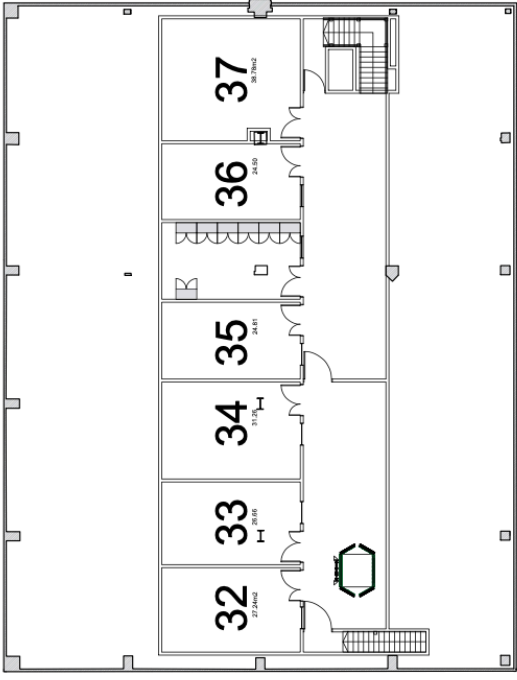
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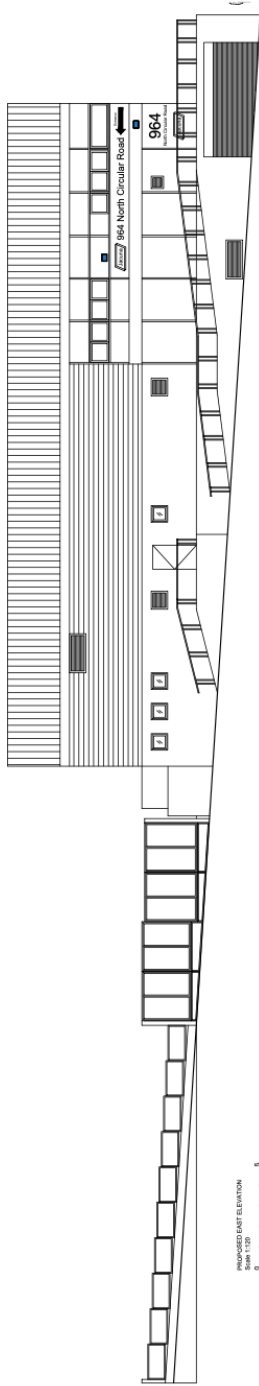
rob.amey@htc.uk.com



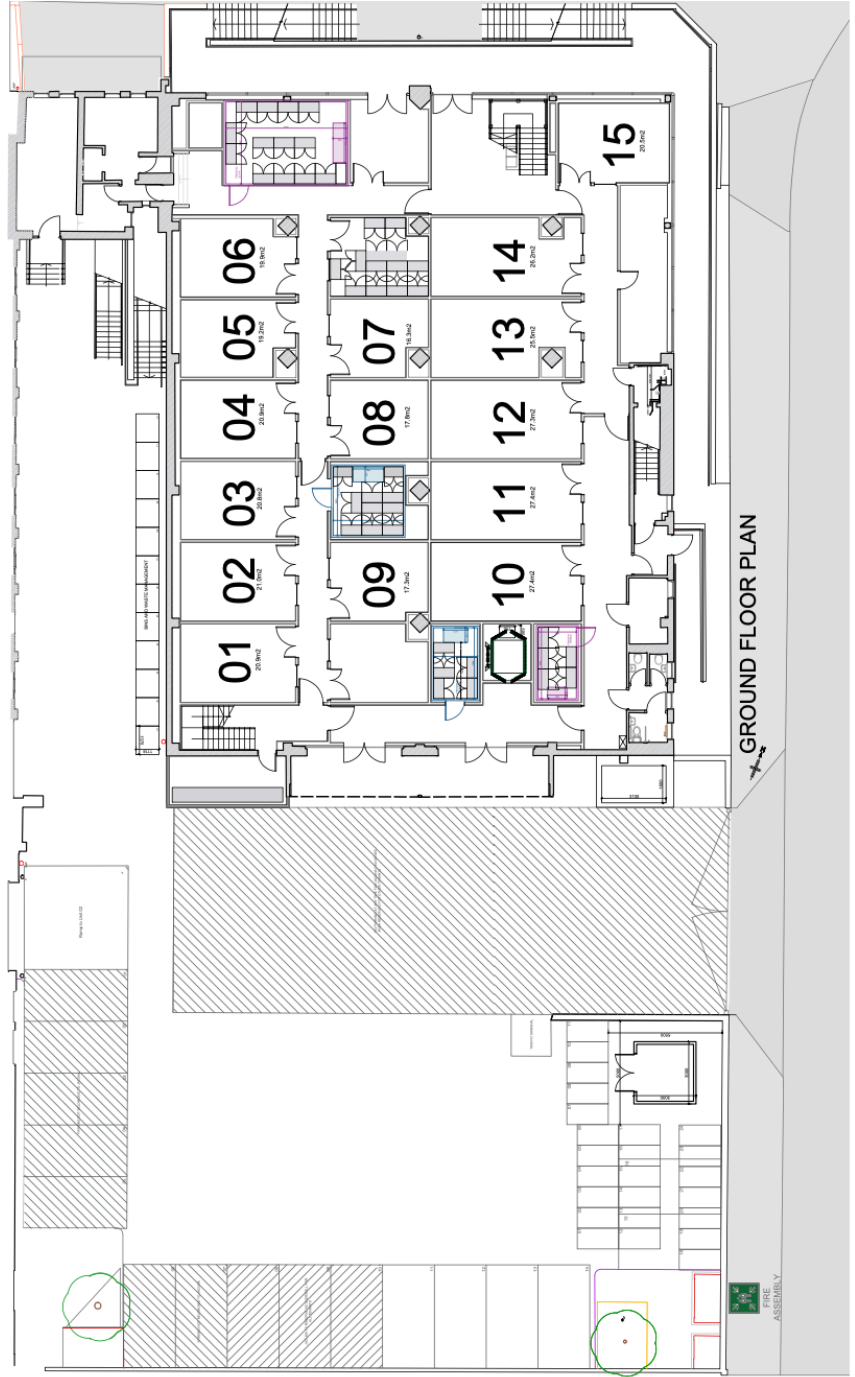
SECOND FLOOR PLAN



FIRST FLOOR PLAN



INDICATED EAST ELEVATION
Scale 1:200
Meters



GROUND FLOOR PLAN