

TO LET (MAY SELL)

5 MCNICOL DRIVE | PARK ROYAL, LONDON, NW10 7AJ

THE BUILDING CAN BE TAKEN AS A WHOLE OR IN PART
(FURTHER INFORMATION AVAILABLE ON REQUEST)



20,993 - 53,671 SQ FT | RESTAURANT, RETAIL, STORAGE & FOOD PREPARATION FACILITY

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DESCRIPTION

The property comprises a purpose-built food preparation facility set on a 0.75-acre site. Constructed with a concrete frame and finished with stone-effect external tiling, the building provides accommodation across a basement, ground floor, and two upper levels. The building can be taken as a whole or in part.

Amenities

- Building was designed and built less than 8 years ago to comply with BREEAM Excellent standards
- Solar panels providing on-site renewable energy generation.
- High-spec, energy-efficient systems throughout
- Full food-grade fit-out with extraction, drainage, and substantial power capacity
- Ample loading, backup generator and parking facilities (25 spaces)
- Excellent overall condition, with no major capital works anticipated.

Basement

The basement comprises food preparation areas with ambient, chilled, and cold storage. Vehicular access is provided via a ramp with a hammerhead turning facility. The ramp accommodates vehicles of up to 7.5 tonnes, and access is secured by a 4.08m electronic loading door.

Ground Floor

The ground floor includes a restaurant, kitchen, and two retail units. The remaining area is arranged as food preparation space, with lift access serving the basement and upper floors.

First Floor

The first floor is fitted out to provide food preparation areas together with storage and office accommodation.

Second Floor

The second floor comprises office and ancillary accommodation.

ACCOMMODATION

Area	Sq Ft	Sq M
Basement - Warehouse/Food Prep	15,721	1,460.5
Basement - Loading Area	2,576	239.3
Ground Floor - Restaurant	3,419	317.7
Ground Floor - Retail	2,211	205.4
Ground Floor - Food Prep	8,751	813
First Floor - Food Prep	11,945	1,040
First Floor - Storage/Office	2,829	262.8
Second Floor - Office & Ancillary	6,219	577.8
TOTAL (GIA)	53,671	4,986.2

All measurements are based on an approximate gross internal area.

LOCATION

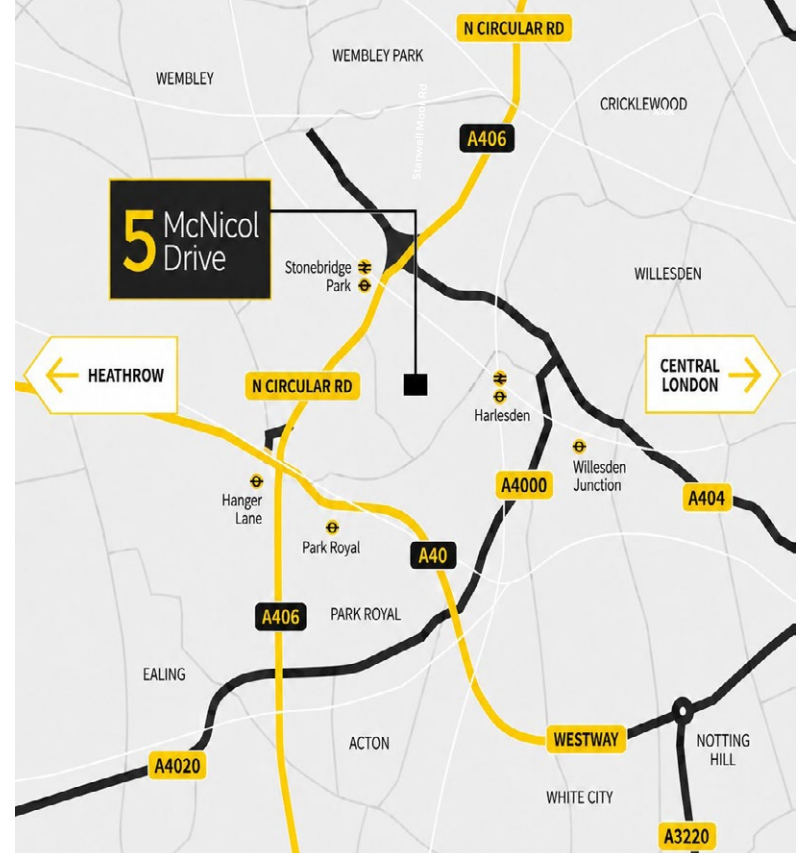
The property is situated in the centre of the Park Royal industrial area, positioned on McNicol Drive, which connects to Abbey Road. The A40 Western Avenue lies a short distance to the south, providing direct access eastwards to Central London and westwards to the M40 and M25 motorways.

SAT NAV: **NW10 7AJ**

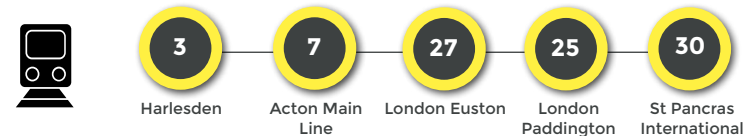
EPC

Industrial - A22 (expires on 25th Oct 2030)

Restaurant & Retail - B49 (expires on 19th Aug 2030)



Travel Distances to London (in minutes)



Proximity to Major Road Links & Airports (in miles)



Source: Google Maps

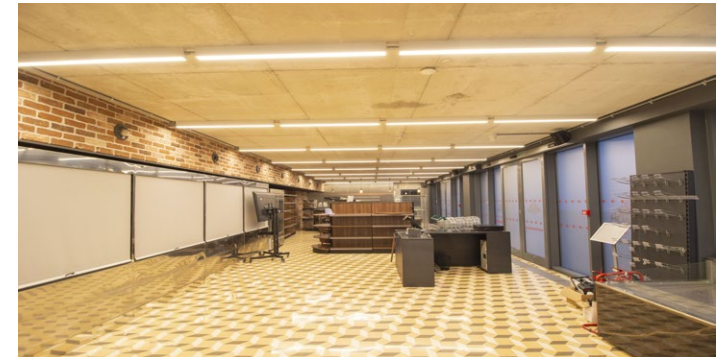
Misrepresentation

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.

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RATEABLE VALUE

The current rateable value is £590,000 with a current rates payable of £299,720 per annum or £11.14 per sq ft.

VAT

All prices are subject to VAT.

TERMS

Available on a leasehold basis, terms on application.

VIEWING

By appointments with sole agents.

Dipesh Patel
07906 696666
dp@telsar.com

Jack Pay
07411 576313
jp@telsar.com

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