

# Business & Assets Sale Overview

## Fully Fitted Specialist Food Manufacturing Facility

<b>Business Opportunity</b>	<p>An excellent opportunity exists to purchase the premises lease and assets of a state of the art fully kitted specialist food manufacturing facility.</p> <p>The fitout of the facility was completed in September 2019 and secured an 'AA' rating from the British Retail Consortium ("BRC"), a requirement of major retailers in January 2020.</p> <p>Interested parties are requested to specifically deal and formally register their interest with Cameron Crombie at SIA Group, who have been retained to seek a purchaser for the assets on behalf of the financiers.</p> <p>A sale will be executed at the earliest opportunity. Any offers for the business must be submitted by no later than <b>7 January 2021</b>.</p>
<b>Facility Overview</b>	<p><b>Location</b></p> <p>Airlinks Industrial Estate is a well-established multi-let industrial estate located close to the M4 (Junction 3) and A312 providing excellent access to Heathrow Airport, central London, and the national motorway network. Comprising 481,000 sq. ft of warehouse space across 47 units the estate benefits from 24/7 access, 24-hour on-site security, CCTV, and on-site catering facilities.</p> <p><b>Facility</b></p> <p>The property comprises a standalone industrial / warehouse unit situated at the entrance to the estate with self-contained yard and car parking for 31 vehicles. The premises comprise a total GIA of 18,564sq. ft over two floors plus an additional mezzanine area comprising 1,767 sq. ft.</p> <p>The fitout of the facility was completed during 2019 comprising top quality fixtures, fittings, machinery, and equipment and is powered by a state-of-the-art Certus steam generator. The facility subsequently opened in late 2019 and currently has capacity to produce 16,000 meals per day based on a five-day shift pattern.</p>
<b>Images</b>	
<b>Assets for Sale</b>	<ul style="list-style-type: none"> <li>- Leasehold property interest</li> <li>- Machinery and equipment</li> <li>- Fixtures and fittings</li> </ul>
<b>Further Information</b>	<p>Requests for further information should be addressed to Cameron Crombie of SIA Group. Contact details have been provided below.</p> <p>Interested parties are invited to register their level of interest. Access to additional information will be provided on request. All offers to be supported by proof of funding.</p>

For further information please contact:

**Cameron Crombie**  
 SIA Group Asset Ingenuity Limited  
 T. 020 7498 4902 | M: 07876 897413  
 E. cameron.crombie@sia-group.co.uk

