

Atlip Centre (Alperton) Meanwhile space information pack

Are you looking for a new high street location for your business or project?

Two vacant retail units are available within the Atlip Centre (Alperton) which offer opportunities for potential meanwhile uses to operate on site until the Atlip Centre building is demolished as part of the wider redevelopment of the site.

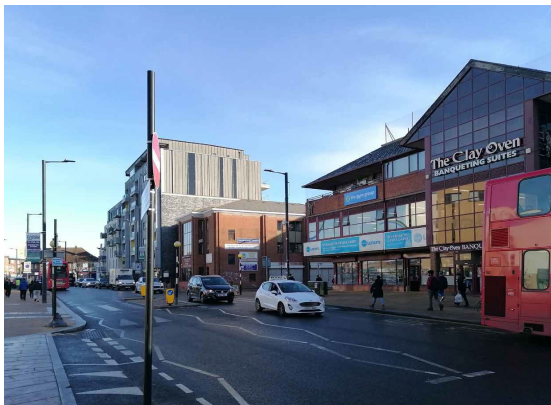
These units would suit local small businesses, creatives, makers, and community organisations. The units are available on a peppercorn rent (rent free period) for a flexible short-term contract (initially 6 months and then after rolling contact) with break clauses.

We are inviting Brent Creative residents to apply for the scheme which will support a creative talent within the local Brent community.

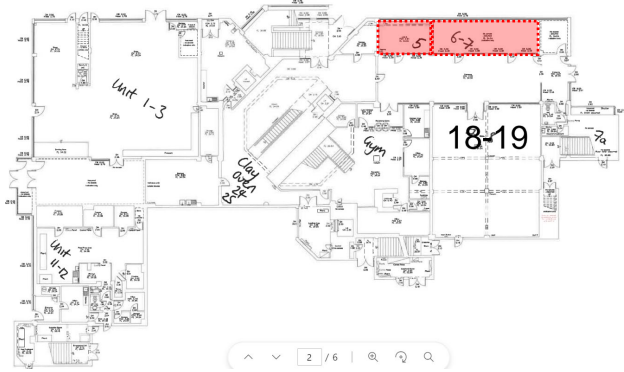
Location

Atlip Centre, 2 Atlip Road.

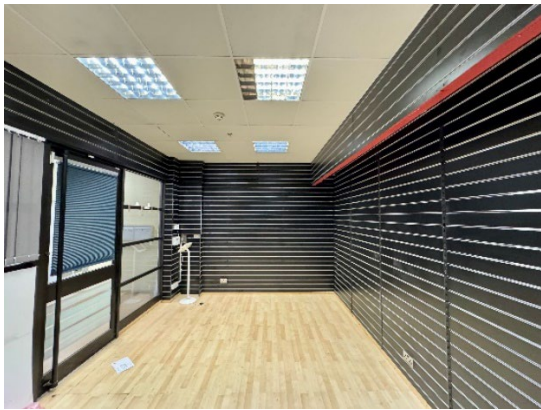
Location within the Ealing Road & Alperton (ERA) Creative Enterprise Zone (CEZ) and a short distance (road across) from Alperton Station.



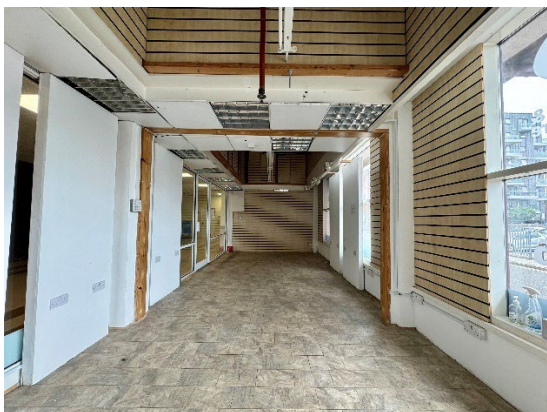
Units:



Unit 5 – 205sqft (19sqm) GIA



Units 6&7 – 441sqm (41sqm) GIA



Use Class

Use Class E and Sui Generis.

Running Costs

The current service charges for the units are as follows:

Unit 5 - £667p/a

Unit 6/7 - £1,651p/a

£2,000-£2,500 is an indicative budget cost to cover the legal fees for the leases, so would be a one-off cost as opposed to annual.

Note: The two vacant units will be offered on a rent-free basis. However, meanwhile tenants will be liable to pay service charges, business rates and any legal costs required to set up and renew their lease.

Eligibility

We would love to hear from you if:

- You are a Brent resident
- You work as an Artist, Designer or Maker
- You are committed to using the space and a proactive creative
- You are at a point in your artistic practice where this opportunity will help further your career
- Applications from all ages and career stages welcome

We especially welcome applications from local people that wish to support the local community and as well as the aspirations of the ERA CEZ, Brent's new Creative Enterprise Zone.

What we're asking for from the successful candidate

During or at the conclusion of your time in these units we ask for a commitment to complete one or more of the following:

- A public blog or publicly available journal documenting your time in the unit
- Host a workshop with the local community
- Give a talk or presentation about your work open to the public
- A documentary or short film of your experience
- A curated online presentation of completed works or works in progress during your time in the unit.

**If the above does not fit into your practice or you have a project you would like to produce you are welcome to provide support and request alternative concluding outcomes as long as it is in line with CEZ. Please keep in mind this would be required to be publicly accessible and will be reviewed if in line with the scheme.*