



## Refurbished Modern Warehouse / Light Industrial Unit To Let In Park Royal

### **4 KENDAL COURT**

Kendal Avenue, Park Royal, W3 0RU

Industrial  
**TO LET**

**5,888 sq ft**  
(547.01 sq m)

- Minimum eaves height 5.95m rising to 7.44m at the roof apex
- Full height up and over shutter door (w:4.13m x h:5.03m)
- Allocated parking and dedicated loading bay
- Close to Park Royal Underground Station (Piccadilly Line)
- Direct Access to A40 Western Avenue and London
- Three phase power
- W/C's & Kitchen

# 4 Kendal Court, Kendal Avenue, Park Royal, London, W3 0RU

## Summary

|                |                       |
|----------------|-----------------------|
| Available Size | 5,888 sq ft           |
| Rent           | £146,832.00 per annum |
| Rates Payable  | £6.35 per sq ft       |
| Rateable Value | £68,500               |
| Service Charge | £1,693.27 per annum   |
| VAT            | Applicable            |
| Legal Fees     | Upon Enquiry          |
| EPC Rating     | C                     |



## Description

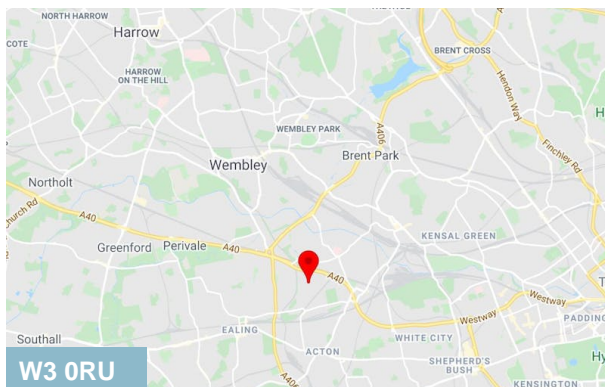
The building is an industrial/warehouse building of steel portal frame construction to a pitched roof. The warehouse is arranged over the ground floor with office accommodation on both ground and first floor levels. The office loading is available via a full height up and over loading door. Allocated parking is available to the front of the building.

The property could be used for a number of storage and light industrial uses subject to landlords consent.

## Location

The property is located on Kendal Avenue which is accessed directly off the A40 Western Avenue serving Central London to the East and the wider motorway network to the West and also the A406 North Circular and the M1.

Park Royal tube station serviced by the Piccadilly Line is within walking distance of the property and there are various bus links operating within the Park Royal Industrial Estate from nearby tube stations including North Acton and Hanger Lane underground stations serviced by the Central Line and Stonebridge Park station serviced by Bakerloo Line.



## Accommodation

| Name                    | sq ft        | sq m          | Availability |
|-------------------------|--------------|---------------|--------------|
| Ground - 4 Kendal Court | 5,873        | 545.62        | Available    |
| <b>Total</b>            | <b>5,873</b> | <b>545.62</b> |              |

## Lease

A new FRI lease for a term by arrangement Outside the Landlord and Tenant act 1954.

## Viewing & Further Information



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