



Modern Warehouse / Light Industrial unit
With excellent access to Central London and 8 parking spaces

3 KENDAL COURT

Kendal Avenue, Acton, W3 0RU

Industrial

TO LET

8,128 sq ft

(755.12 sq m)

- Close to Park Royal Underground Station (Piccadilly Line)
- Direct Access to A40 Western Avenue
- Full height up and over shutter door: (w:4.13m x h:5.03m)
- Minimum eaves height 5.95m rising to 7.44m at the roof apex
- First floor and ground floor offices
- 8 parking spaces
- 3 phase power (100 amps per phase)

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Summary

Available Size	8,128 sq ft
Rent	£194,136 per annum
Rates Payable	Upon Enquiry
Rateable Value	£96,000
Service Charge	£5,493.48 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The premise comprise an industrial/warehouse building of steel portal frame construction to a pitched roof. The warehouse is arranged over the ground floor with ancillary office accommodation available on both the ground and first floor levels. 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.

Lease

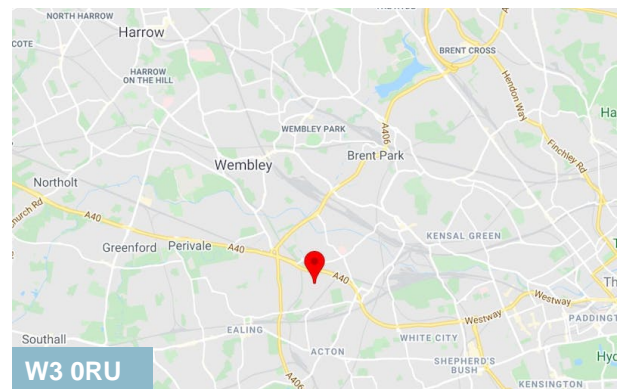
A new Full Repairing and Insuring lease outside the Landlord and Tenant act for a term by arrangement.

Legal Costs

Each party to bear their own legal costs.

VAT

Plus VAT.



Viewing & Further Information



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