



AVAILABLE TO LET

161-162 Dukes Road

161-162 Dukes Road, Park Royal, London W3 0SL

Self Contained Industrial / Warehousing unit in Park Royal



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The premises is a brickwork warehouse unit on an established industrial road close to Hanger Lane in Park Royal. The warehouse area is of a clear openplan layout with access provided via three electric shutter loading doors and a dedicated loading bay and a exclusive side access road.

Dedicated carpeted offices with central heating are located at the front of the building.

The building would be suitable for storage or many different light industrial uses and benefits from allocated car parking spaces are available to the front of the property.

Rent £80,088 per annum

Building type Industrial

Planning class B1

Size 6,160 Sq ft

VAT charges Plus VAT.

Lease details A new lease is available

for a term by arrangement.

Marketed by: Dutch & Dutch

For more information please visit: http://example.org/m/44669-161-162-dukes-road-161-162-dukes-road

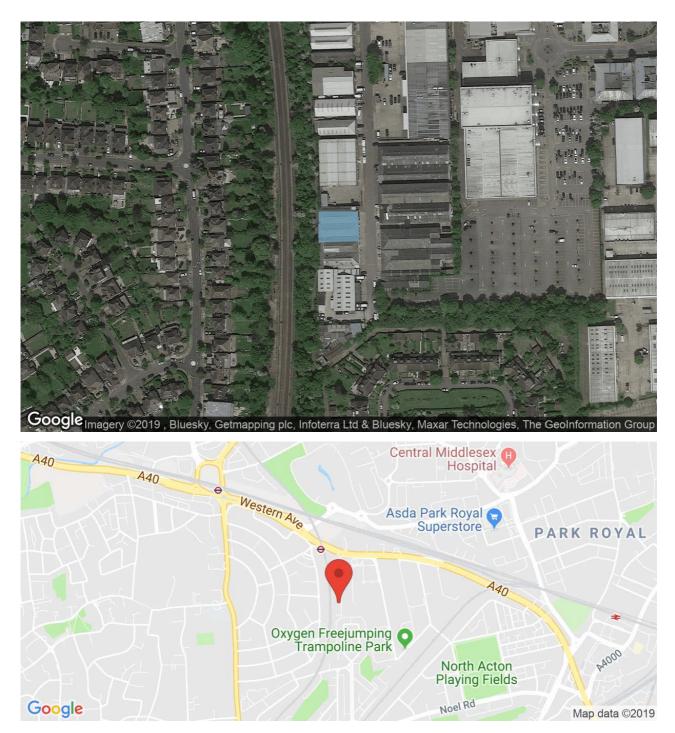




Established business location
Excellent road links
Park Royal underground station with 5 minutes walk
Parking for 6-7 cars
Minimum eaves height of 3.4m rising to 7m at the roof apex
3 electric roller shutter loading doors
Exclusive side access road
3 phase power and gas
Kitchen and W/C's
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Data provided by Google



Floors & availability

Unit	Floor	Size sq ft	Status
161-162 Dukes Road	Ground floor	6,160	Available

Location overview Park Royal Europe's largest industrial district and one of London's most

strategic business locations. It is the largest multi-owned industrial estate in Europe and attracts major occupiers including DHL, John Lewis, Carphone

Warehouse and McVities.

The property is located on Dukes Road 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.

Airports London Heathrow 8.3m, London City 14.6m, London Luton 24.5m

National rail Acton Main Line 0.8m, Ealing Broadway 1.0m, Harlesden 1.4m

Tube Park Royal 0.2m, West Acton 0.5m, North Ealing 0.5m

Viewings Strictly via appointment arranged via Dutch and Dutch.

Legal costs Each party to bear their own legal costs.

VAT Plus VAT.

Planning class B1

Lease summary A new lease is available for a term by arrangement.



Notes:		



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Dutch & Dutch



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Quote reference: dukes Road

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be quaranteed. All rental and prices are quoted exclusive of VAT.