



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 open-plan 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

Reception

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



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 guaranteed. All rental and prices are quoted exclusive of VAT.