

WAREHOUSE / LIGHT INDUSTRIAL UNIT



TO LET
6,041 Sq Ft

Unit 6 Kendal Court
Western Avenue Business Centre
Park Royal
London W3 0XA



DUTCH & DUTCH



These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rentals and prices are quoted exclusive of VAT. Details drafted – June 2016

ACCOMMODATION

	Size (sq ft)	(s qm)
Ground Floor	5419	503
First Floor	622	58
TOTAL:	6,041	562

(Approximate dimensions)

DESCRIPTION

The warehouse and offices are located in the heart of the Park Royal industrial estate on Kendal Avenue. The premises are just off the A40 (Western Avenue) Road which serves Central London and out to the West of London. It also benefits from being a few minutes by car away from Hanger Lane, which offers easy access to the A406 (North Circular) and M1 motorway. The public transport benefits at the premises include being a few minutes' walk from Park Royal tube station (Piccadilly Line), and a wide number of bus routes to central London, park royal and further.

The premises comprises of a mixture of ground floor warehousing and offices (5,419 sqft) and additional first floor office space of (622 sqft). The warehousing benefits from an easy to use open plan layout with a minimum eaves height of 5.95 meters rising to 7.44 meters at its peak.

The amenities at the property include:

- 4 Parking Spaces
- Eaves height of 7.44 meters
- Full height loading bay
- Concrete floor
- 1,244 sqft of office space
- Great transport links

RENT

£84,574 per annum exclusive of rates, utility bills and estate charges Plus VAT.

VAT

Note that the rent quoted is exclusive of VAT which is occasionally payable on commercial properties.

BUSINESS RATES

Interested parties are to make their own enquiries with the London Borough of Ealing.

LEASE INFORMATION

A new Full Repairing and Insuring Lease to be granted for a term by arrangement.

EPC

C: 56

PARKING

4 allocated parking spaces.

POSSESSION

Upon completion of legal formalities

VIEWING

Viewing can be arranged by appointment with the sole agents.

APPLICATION FEE

Dutch & Dutch charge proposed tenants a reference and lease application fee of £200 plus VAT. This fee is charged once terms are agreed and is non refundable.

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DUTCH & DUTCH
PROPERTY ADVISERS & PROPERTY MANAGEMENT