



TO LET

Warehouse/Light Industrial Unit

4,171 SQ FT (387.50 SQ M)

**Unit 7, Kendal Court, Kendal Avenue,
Park Royal, W3 0RU**

- Clear Open Plan Layout
- Direct Access to A40 Western Avenue
- Full Height Loading Door
- Close to Park Royal Station (Piccadilly Line)



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.



SAT NAV REF: **W3 ORU**

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.

AMENITIES

- Full height up and over shutter door (w:4.02m x h:5.04m)
- Dedicated loading bay
- Concrete floor
- First floor and ground floor offices
- Three car parking spaces
- Three phase power
- Sodium lights
- Gas
- Translucent roof panels
- Male and female W/Cs

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	3,679	341.79
First Floor Offices	492	45.71
TOTAL (GIA)	4,171	387.50

All measurements are based on an approximate gross internal area

TENURE

Leasehold

PRICING

Rent per Annum
£75,078

Annual Service Charge
£1,008.43

All prices are subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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