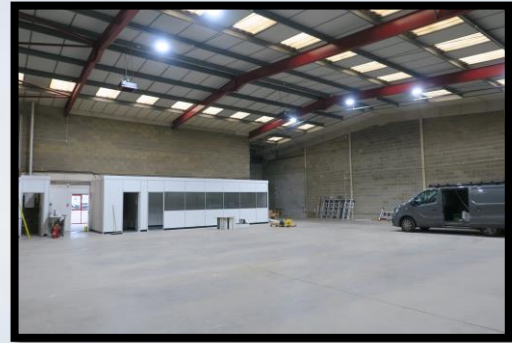


TO LET

1 Kendal Court, Kendal Avenue, Park
Royal, London, W3 0RU



WAREHOUSE AND OFFICES

| Key Features

- 24-hour access
- Concrete floor
- 3 phase power
- New units built to a high standard
- Shutter access
- Open plan layout
- Allocated parking spaces

For further information, please contact:


david charles
property consultants

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davidcharles.co.uk

TO LET

1 Kendal Court, Kendal Avenue, Park Royal, London, W3 0RU

WAREHOUSE AND OFFICES

Location

Kendal Court is located on Kendal Avenue which can be accessed directly off the A40. Park Royal Station and Hanger Lane Station are within close proximity to the unit providing easy access into central London and there are numerous bus routes operating within the estate.

The Property

The property comprises of an industrial warehouse building with office space on the first floor. It has recently been refurbished throughout and has allocated parking spaces to the front of the property. It also has the benefit of roller shutters, W/Cs, a dedicated loading bay, and translucent roof panels.

Floor Areas

Unit	SQFT	Rent per annum
1 Kendal Court	8,207	£160,044.00

Business Rates

Prospective tenants are advised to make their own enquiries with the local authority to establish the potential rates liability for individual units.

Terms

The Individual units are available by way of new leases. The leases will be excluded from the Landlord and Tenant Act 1954.

Viewings

Strictly by appointment through sole agents.

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