



## Unit 4

Kendal Court, London, W3 0RU

### Light Industrial / Warehouse with Offices & Parking

**5,873 sq ft**

(545.62 sq m)

- Minimum eaves height 5.9m rising to 7.5 m at the roof apex
- Shutter dimensions W: 4.13m x H: 5.03m
- Allocated parking spaces
- Full height loading door
- Direct access to A40 Western Avenue
- Dedicated loading bay

# Unit 4, Kendal Court, London, W3 0RU

## Summary

<b>Available Size</b>	5,873 sq ft
<b>Rent</b>	£23 per sq ft
<b>Rates Payable</b>	£35,072 per annum 2023 Rateable Value. Prospective tenants advised to reconfirm this information
<b>Rateable Value</b>	£68,500
<b>Service Charge</b>	£1,693.27 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a steel frame light industrial / warehouse on the ground floor with ancillary office accommodation on ground and first floors. The unit has the benefit of a full height loading door (W: 4.13m x H: 5.03m), three phase power, dedicated loading bay, fitted W/C's and 6 parking spaces. The minimum eaves height is 5.9m rising to 7.5m at the apex.

## Location

The property is situated on Kendal Avenue, which is directly accessed from the A40 Western Avenue, providing routes to Central London to the east and the broader motorway network to the west, as well as the A406 North Circular and the M1. Nearby transport links include Park Royal station which is served by the Piccadilly Line (0.2 miles), West Acton station served by the Central Line (0.5 miles), and Acton Main Line station served by the Elizabeth Line (1.1 miles).

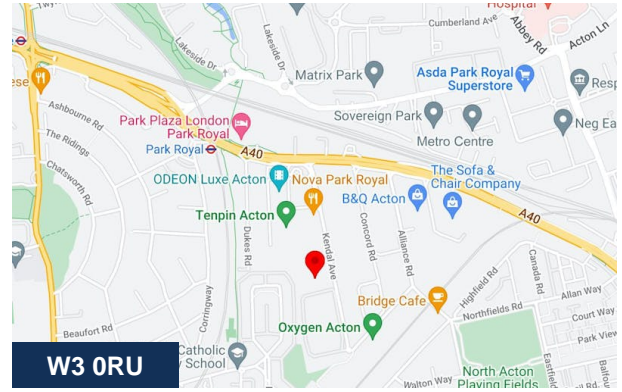
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	5,873	545.62	Let
<b>Total</b>	<b>5,873</b>	<b>545.62</b>	

## Terms

The unit is available by way of a new lease for a term by arrangement.



## Viewing & Further Information



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