



Unit 3 Kendal Court, Kendal Avenue

London, W3 0RU

Light Industrial / Warehouse with Offices & Parking

8,089 sq ft
(751.49 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

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Summary

Available Size	8,089 sq ft
Rent	£22 per sq ft
Rates Payable	£52,416 per annum
Rateable Value	£96,000
Service Charge	£5,493.48 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	8,089	751.49	Available
Total	8,089	751.49	

Description

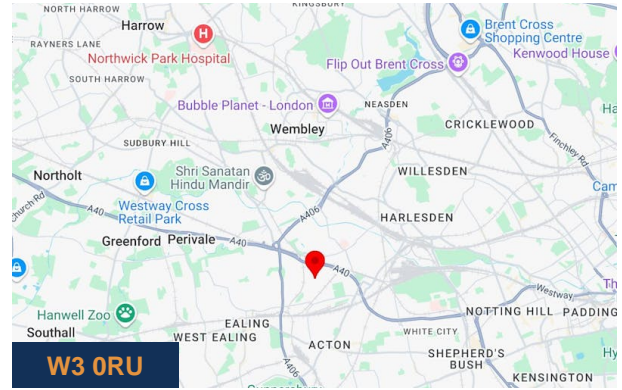
The property comprises a steel frame light industrial / warehouse on the ground floor with ancillary office accommodation on ground and first floors. The unit has the benefit of a full height loading door (W: 4.13m x H: 5.03m), three phase power, dedicated loading bay, fitted W/C's and 8 parking spaces. 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).

Terms

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



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk



Lily O'Donnell

020 8429 9009 | 07522 700508

lily@davidcharles.co.uk

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