



Unit 10

Kendal Court, London, W3 0RU

Light industrial / warehouse building with office accommodation on the first floor.

2,110 sq ft
(196.03 sq m)

- Allocated car parking spaces
- 3 phase 200 amp power supply
- Minimum eaves height 5.95m rising to 7.44m at the roof apex
- First floor offices
- Full height electric shutter door
- Close to Park Royal Underground Station (Piccadilly Line)

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Summary

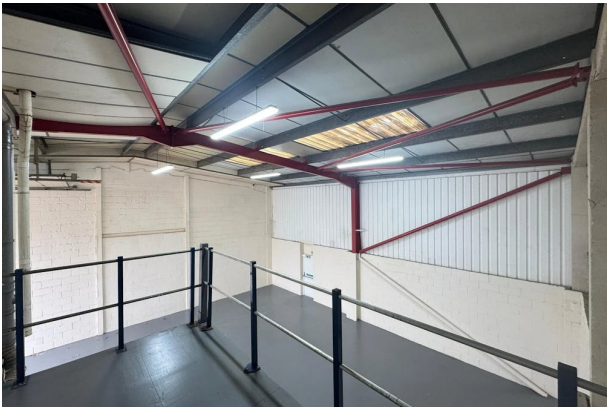
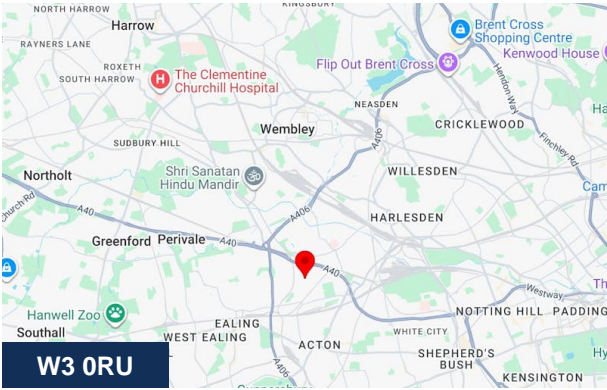
Available Size	2,110 sq ft
Rent	£59,076 per annum
Rateable Value	£28,000
Service Charge	£596.29 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property comprises a steel frame light industrial warehouse on the ground floor with office accommodation on the first floor. This self-contained unit provides flexibility to accommodate both industrial and office use, making it well-suited to a range of operational needs. The unit benefits from a minimum eaves height of 5.95m rising to 7.44m at the roof apex alongside a full height electric shutter door, hard standing floor and a designated loading area with private parking.

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).



Viewing & Further Information



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