



156 Dukes Road

London, W3 0SL

**Light industrial / warehouse
property split over 2 storeys
available on flexible terms.**

11,352 sq ft

(1,054.64 sq m)

- Clear open plan layout
- Ground floor 4.419m floor to ceiling height
- 1st Floor 3.830m rising to 4.120m floor to ceiling height
- Dedicated loading bay & electric rolling shutter
- Concrete floor
- 3 phase 100 amp power supply
- Allocated parking
- W/C

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Summary

Available Size	11,352 sq ft
Rent	£8 per sq ft
Rates Payable	£37,740 per annum
Rateable Value	£68,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

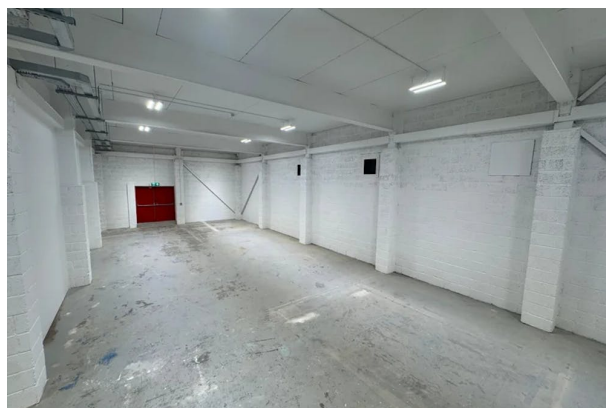
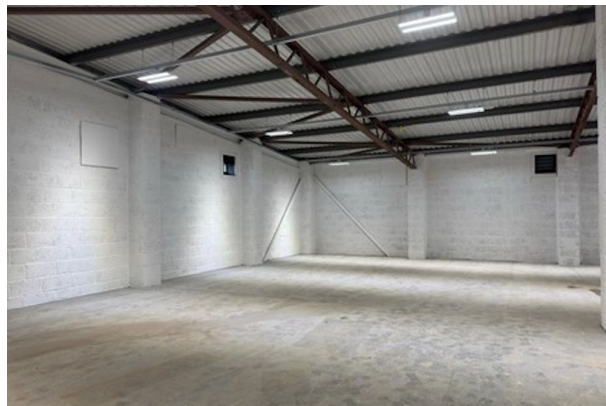
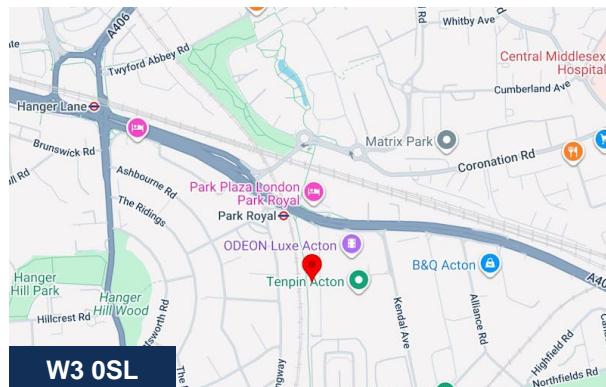
Description

156 Dukes Road comprises of a two level Warehouse Unit currently being renovated. It benefits from double shutter access ideal for a variety of commercial uses including storage, distribution or light manufacturing.

Location

Strategically located near the A40 and North Circular, our Park Royal warehouses are ideal for businesses needing industrial space with excellent transport links to London and the rest of the country. Park Royal, North Acton Underground and Willesden Junction Station are nearby too.

Park Royal is also home to array of shops and restaurants, plus there's a cinema, bowling alley and gym.



Viewing & Further Information



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