



## Unit 3, 158 Dukes Road

London, W3 0SL

**Recently renovated, open  
plan industrial unit available  
on flexible terms**

**7,048 sq ft**

(654.78 sq m)

- Clear open plan layout
- 12.12m floor to ceiling height
- Dedicated loading bay & electric rolling shutter
- Concrete floor
- 3 phase 400 amp power supply
- Allocated parking
- Translucent roof panels
- W/C

## Summary

Available Size	7,048 sq ft
Rent	£14 per sq ft
Rates Payable	£30,525 per annum
Rateable Value	£55,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

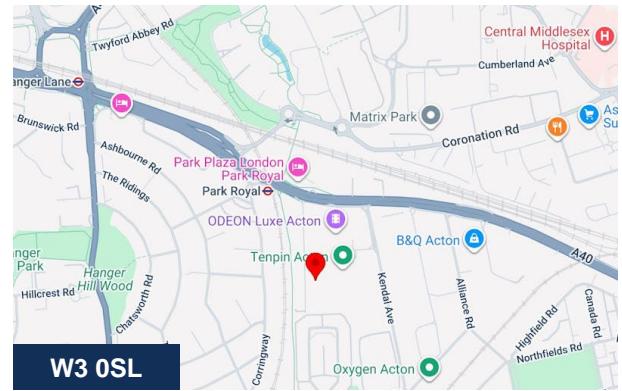
## Description

Open Industrial Space, recently renovated meeting compliance standards 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.



W3 0SL



## Viewing & Further Information



**Finlay Milnes**

020 8429 9009 | 07522 700 508  
finlay@davidcharles.co.uk



**George Moriarty**

020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk

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