david charles
property consultants

TO LET



Unit 6, Kendal Court

London, W3 0RU

Light industrial / warehouse building of steel frame construction with office accommodation on the first floor.

6,041 sq ft
(561.23 sq m)

- Shutter dimensions 5H x 4.2W
- Minimum eaves height 5.95m rising to 7.44m at the roof apex
- Allocated parking
- Direct access to A40 Western Avenue
- Dedicated loading bay
- LED lighting
- Translucent roof panels
- Three phase power

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Summary

Available Size	6,041 sq ft
Rent	£129,000 per annum
Rates Payable	£34,816 per annum
Rateable Value	£68,000
Service Charge	£1,340.96 per annum
Car Parking	4 car parking spaces included with the unit
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	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 4 parking spaces. The minimum eaves height is 5.95m 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).

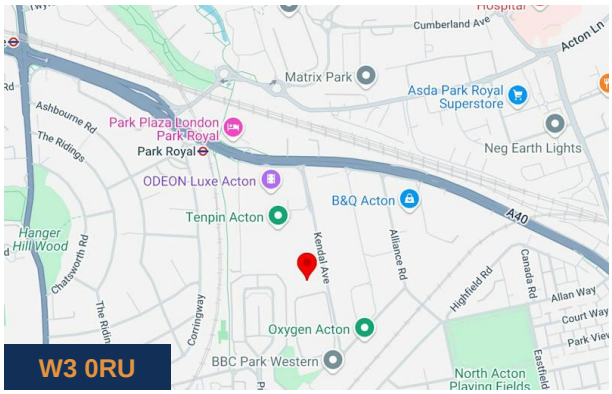
Accommodation

The accommodation comprises the following areas:

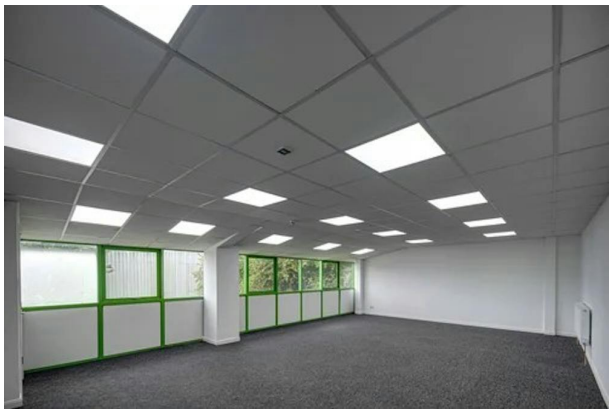
Name	sq ft	sq m	Availability
Ground	6,041	561.23	Available
Total	**6,041**	**561.23**	

Terms

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







Viewing & Further Information



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