david charles
property consultants

TO LET



Unit 4

Kendal Court, London, W3 0RU

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

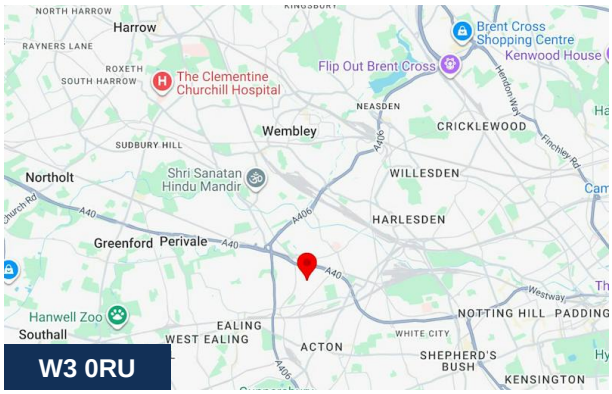
5,873 sq ft
(545.62 sq m)

- Full height electric shutter
- Concrete floor
- Allocated car parking spaces
- 3 phase 100 amp power supply
- Minimum eaves height 5.9m rising to 7.4m at the roof apex
- Dedicated loading bay

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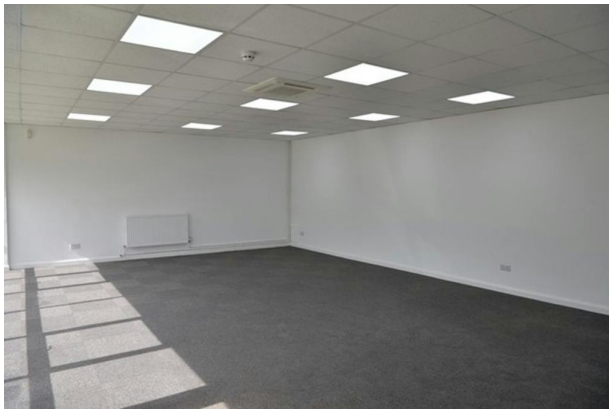
Summary

Available Size	5,873 sq ft
Rent	£129,036 per annum
Rateable Value	£68,500
Service Charge	£1,763.95 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 ancillary office accommodation on the first floor. Unit 4 also benefits from a recent fit-out incorporating a dedicated kitchen with PVC wall cladding fitted and a prep area complete with an installed extraction canopy. A key feature of this property is the inclusion of four recently installed cold rooms, providing chilled storage.



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



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