david charles
property consultants

TO LET

Unit 1 Kendal Court

London, W3 0RU

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

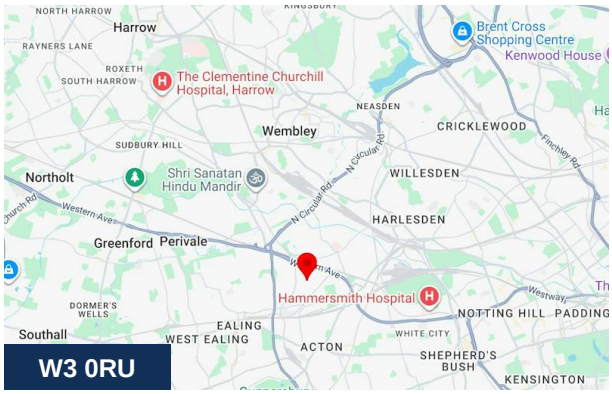
8,008 sq ft
(743.97 sq m)

- Clear open plan layout
- Full height electric shutter
- Concrete floor
- Allocated car parking spaces
- 3 phase 100 amp power supply
- 7.5m floor to ceiling height
- Dedicated loading bay
- Direct access to A40 Western Avenue

Unit 1 Kendal Court, London, W3 0RU

Summary

Available Size	8,008 sq ft
Rent	£176,160 per annum
Rates Payable	£78,240 per annum
Rateable Value	£163,000
Service Charge	£2,390.49 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B



Description

Unit 1, Kendal Court is a self-contained unit providing an open-plan layout, paired with dedicated office spaces on the first and ground floor, making it well-suited to a range of operational needs.

The unit benefits from a designated loading area and private parking. It also offers excellent connectivity, with easy access to key routes and local transport links. Whether you're scaling up or relocating, this is a strong base for efficient day-to-day operations.

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.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information

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