



**TO LET**

Unit 4, Kendal Court, Kendal  
Avenue, West Acton, W3 0RU



**Warehouse Opportunity**

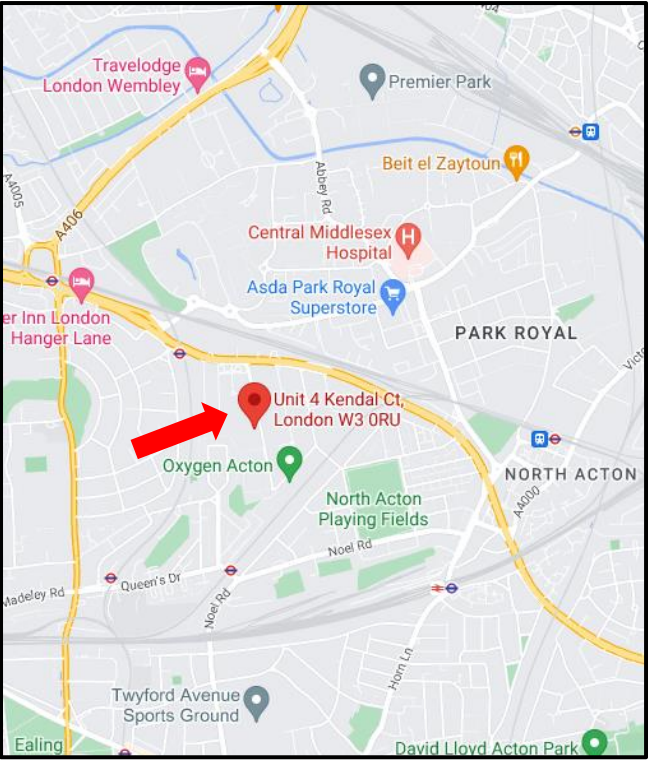
**5,888 sq ft / 547 sq m**

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**



Unit 4, Kendal Court, Kendal Avenue, West Acton, W3 0RU



Google Maps



Indicative images of a refurbished property on the estate

Description

The property comprises a warehouse / industrial unit of steel portal frame construction with clad elevations and a pitched roof. The height to the apex is approximately 6.6m. Access to the property is via a full height up and over loading door or separate staff entrance.

The warehouse is arranged over the ground floor with ancillary office accommodation available on both the ground and first floors. Loading is via a full height up and over loading door with allocated car parking to the front of the building.

Location

The property is located on Kendal Avenue which is accessed directly off the A40 Western Avenue serving Central London to the East and the wider motorway network to the West. The A406 North Circular Road is accessed from Hanger Lane to the west of the property.

Park Royal (Piccadilly Line) and West Acton (Central Line) London Underground Stations are both within walking distance of the property. There are also a number of bus links operating within the area.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of **£135,432 per annum (£23 per sq ft)** exclusive plus VAT (if payable). The properties annual service charge is £1,140.00. Subject to Contract.

Floor Areas (GIA)

	Sq ft	Sq m
G/F – Warehouse & Office	5,092	473
F/F – Offices	796	74
Total	5,888	547

Rates

We understand from The London Borough of Ealing that the Rateable Value is £54,000.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through agents Grant Mills Wood:-



David Theobald  
[davidt@grantmillswood.com](mailto:davidt@grantmillswood.com)  
07974 231 352



Jonathan Hay  
[jonathanh@grantmillswood.com](mailto:jonathanh@grantmillswood.com)  
07798 605 532



Fabian Stuart-Smith  
[fabians@grantmillswood.com](mailto:fabians@grantmillswood.com)  
07597 488 177

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

\*\*Business rates - Interested parties are advised to make their own enquires via the London Borough of Ealing. Feb 2023.