



TO LET

Units 4 & 6 Kendal Court, Kendal
Avenue, Park Royal, W3 0RU

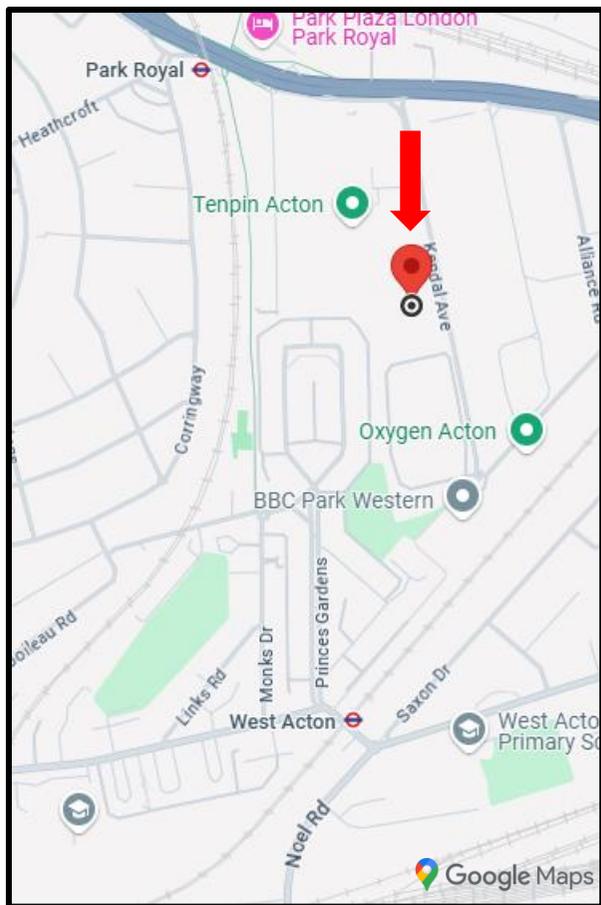


**Industrial/ Warehouse
Opportunities**
5,873 – 5,922 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Description

The properties comprise warehouse / industrial accommodation of steel portal frame construction with clad elevations and a pitched roof. The height to the apex ranges from 7.4 - 7.5m. Access to the properties is via a full height up and over loading door or separate staff entrance.

The warehouse accommodation 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 properties are 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 **Unit 4 - £129,036 pa exc plus VAT, Unit 6 - £129,000 pa exc plus VAT (if payable)**. Subject to Contract.

Rates

Interested parties are to make their own enquiries via The London Borough of Ealing.

Floor Areas (GIA)

	Sq ft	Sq m
Unit - 4	5,873	545.62
Unit - 6	5,922	550.17

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
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 07974 231 352



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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Ealing. March 2026.

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