



## Modern Warehouse / Light Industrial Unit - To Let In Park Royal REFURBISHED

### **2 KENDAL COURT**

Kendal Avenue, Park Royal, W3 0RU

Industrial

**TO LET**

**6,070 sq ft**

(563.92 sq m)

- Minimum eaves height 5.95m rising to 7.44m at the roof apex
- Full height up and over shutter door (w:4.13m x h:5.03m)
- Under 5 minute walk to Park Royal Station (Piccadilly Line)
- Excellent access to Central London, A406, A40 and motorway network
- Three phase power
- 1 Kendal Court is also available (8,008 sq ft) with the possibility to combine and create 14,078 sq ft

# 2 Kendal Court, Kendal Avenue, Park Royal, W3 0RU

## Summary

<b>Available Size</b>	6,070 sq ft
<b>Rent</b>	£133,548 per annum
<b>Rates Payable</b>	£6.54 per sq ft
<b>Rateable Value</b>	£134,000
<b>Service Charge</b>	To be confirmed.
<b>EPC Rating</b>	C

## Description

The building is an industrial/warehouse building of steel portal frame construction to a pitched roof. The warehouse is arranged over the ground floor with office accommodation on both ground and first floor levels. Loading is available via a full height up and over loading door. Allocated parking is available to the front of the building.

The property could be used for a number of storage and light industrial uses subject to landlords consent.

## Location

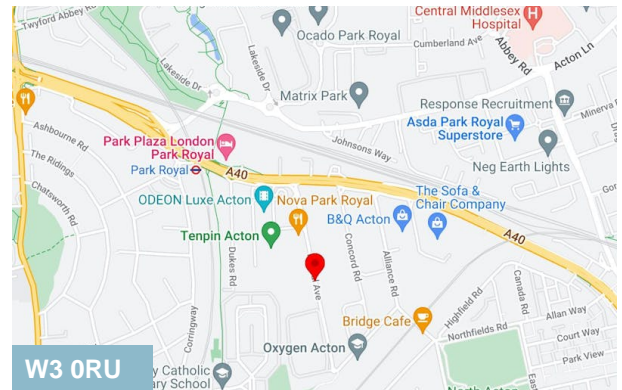
The property is located on the East side of Park Royal within Kendal Court. Kendal Court is accessed from Kendal Avenue, which leads from the A40 Western Avenue and is a popular industrial location south of a Westway leisure park and north of the BBC, Titan and LH2 film studios.

The area is served by London Underground train services at Park Royal Station (Piccadilly Line), Hanger Lane Station (Central Line), both are within walking distance.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	6,070	563.92	Available
<b>Total</b>	<b>6,070</b>	<b>563.92</b>	



## Viewing & Further Information



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