TELSAR.com

TO LET



Unit 161-162 Dukes Road

London, W3 0SL

Industrial / Warehouse Unit

6,346 sq ft

(589.56 sq m)

- Clear eaves height 3.7m rising to 6.8m
- Electric roller shutter
- Loading bay
- 3 phase power
- Gas
- W/C & kitchen
- Parking
- Direct access to the A40
- Walking distance to Park Royal UG Station (Piccadilly Line)

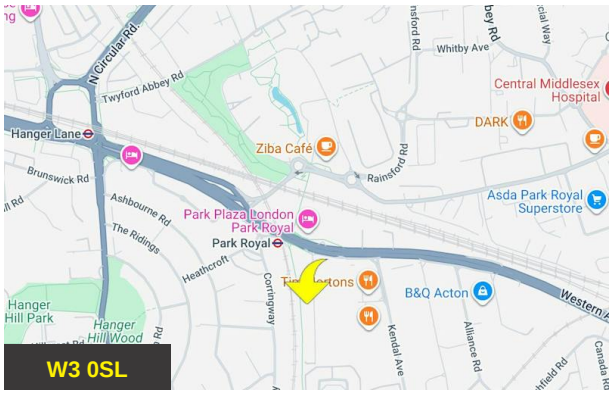
Unit 161-162 Dukes Road, London, W3 0SL

Summary

Available Size	6,346 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

The property is located on Dukes Road which is accessed directly off the A40 Western Avenue serving Central London to the East and the wider motorway network to the West and also the A406 North Circular and the M1. Park Royal tube station serviced by the Piccadilly Line is within walking distance of the property and there are various bus links operating within the Park Royal Industrial Estate from nearby tube stations including North Acton and Hanger Lane underground stations serviced by the Central Line and Stonebridge Park station serviced by Bakerloo Line.

Description

The premises comprises a steel truss industrial/warehouse unit of brickwork elevations to a double pitched roof. The warehouse benefits from an open plan layout and access is gained via an electric loading door with a dedicated loading bay. The unit further benefits from 3 phase power, gas and a max eaves 6.8m. Suitable for workshop and food production use.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	6,346	589.56
Total	**6,346**	**589.56**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com

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