



Prime Park Royal warehouse / industrial unit
Suitable for the motor trade / catering / storage

161-162 DUKES ROAD

Park Royal, W3 0SL

Industrial TO LET

6,346 sq ft
(589.56 sq m)

- Eaves Height: 3.7m- 6.8m
- Dedicated loading bay and electric roller shutter
- 3-phase power (100 amps per phase)
- 15mm water supply & 50mm gas supply
- Direct access to A40 western avenue
- Dedicated parking
- Excellent transport links with Park Royal Station (Piccadilly Line) a 4 minute walk away

161-162 Dukes Road, Park Royal, W3 0SL

Summary

Available Size	6,346 sq ft
Rent	£128,004 per annum
Rates Payable	£72,150 per annum
Rateable Value	£130,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

161–162 Dukes Road comprises a bright, open-plan warehouse/workshop unit suitable for a range of occupiers including vehicle repair garages, tyre fitting businesses, workshops and light industrial users.

The property benefits from eaves heights ranging from 3.7m to 6.8m, excellent natural light from translucent roof panels and surrounding windows, a concrete floor and a 3-phase power supply (300 amps). The unit also benefits from an electric roller shutter door, dedicated loading bay, separate office accommodation, WC facilities and allocated parking.

The property has additional access via an adjoining alleyway and is well located with direct access to the A40 Western Avenue. Flexible lease terms are available.

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.

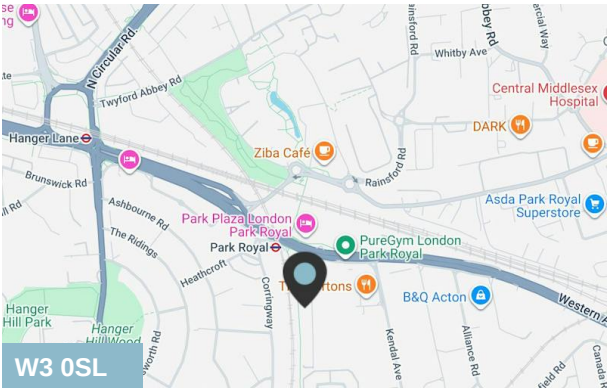
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,346	589.56	Available
Total	6,346	589.56	

Viewings

Via arrangement with Dutch & Dutch.



Viewing & Further Information



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