



Modern Warehouse / Light Industrial Unit In Park Royal REFURBISHED

1 KENDAL COURT

Kendal Avenue, Park Royal, W3 0RU

Industrial
TO LET

8,008 sq ft
(743.97 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 (Piccadily Line)
- Excellent access to Central London, A406, A40 and motorway network
- Three phase power
- Good parking provisions

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Summary

Available Size	8,008 sq ft
Rent	£176,160 per annum
Rates Payable	£90,465 per annum
Rateable Value	£163,000
Service Charge	To be confirmed.
VAT	Applicable
EPC Rating	B

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 the following areas:

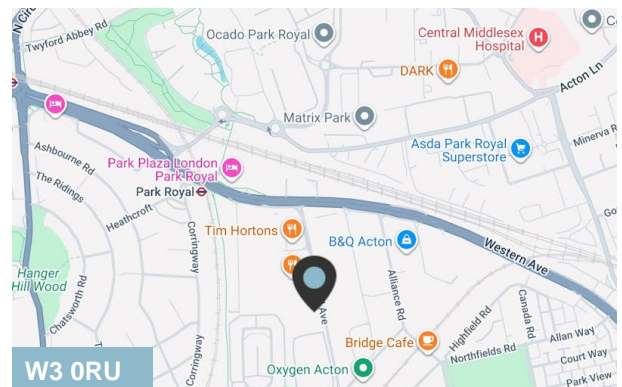
Name	sq ft	sq m	Availability
Ground	8,008	743.97	Available
Total	8,008	743.97	

Viewings

Via arrangement with Dutch & Dutch.

Terms

Available on a new lease for a term by arrangement.



Viewing & Further Information



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