



Refurbished Warehouse / Industrial premises with 12.12m ceiling height
Fully open plan

UNIT 3

158 Dukes Road, Park Royal, W3 0SL

Industrial
TO LET

7,048 sq ft
(654.78 sq m)

- 12.12m floor to ceiling height
- Dedicated loading bay
- 3 phase 400 amp power supply
- Direct access to A40 western avenue
- Allocated parking
- Electric roller shutter
- Translucent roof panels
- Short walk to Park Royal Station
- Close to Royal Leisure Park

Unit 3, 158 Dukes Road, Park Royal, W3 0SL

Summary

Available Size	7,048 sq ft
Rent	£98,664 per annum
Rates Payable	£30,525 per annum Tenants are advised to check this figure with the local borough.
Rateable Value	£55,000
Service Charge	N/A
VAT	Applicable
EPC Rating	E

Description

Open plan Industrial space with excellent ceiling height of 12.12m and good loading capacity, recently renovated meeting compliance standards and ideal for a variety of commercial uses, including storage, distribution or light manufacturing.

Location

Park Royal Europe's largest industrial district and one of London's most strategic business locations. It is the largest multi-owned industrial estate in Europe and attracts major occupiers including DHL, John Lewis, Carphone Warehouse and McVities.

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.

Accommodation

The accommodation comprises the following areas:

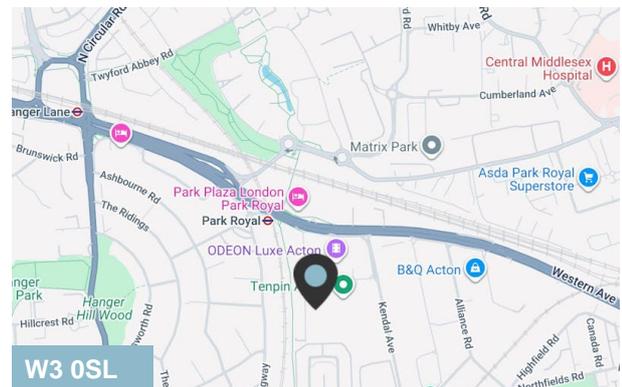
Name	sq ft	sq m	Availability
Ground	7,048	654.78	Available
Total	7,048	654.78	

Viewings

Via arrangement with Dutch & Dutch.

Terms

A new lease for a term by arrangement.



Viewing & Further Information



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