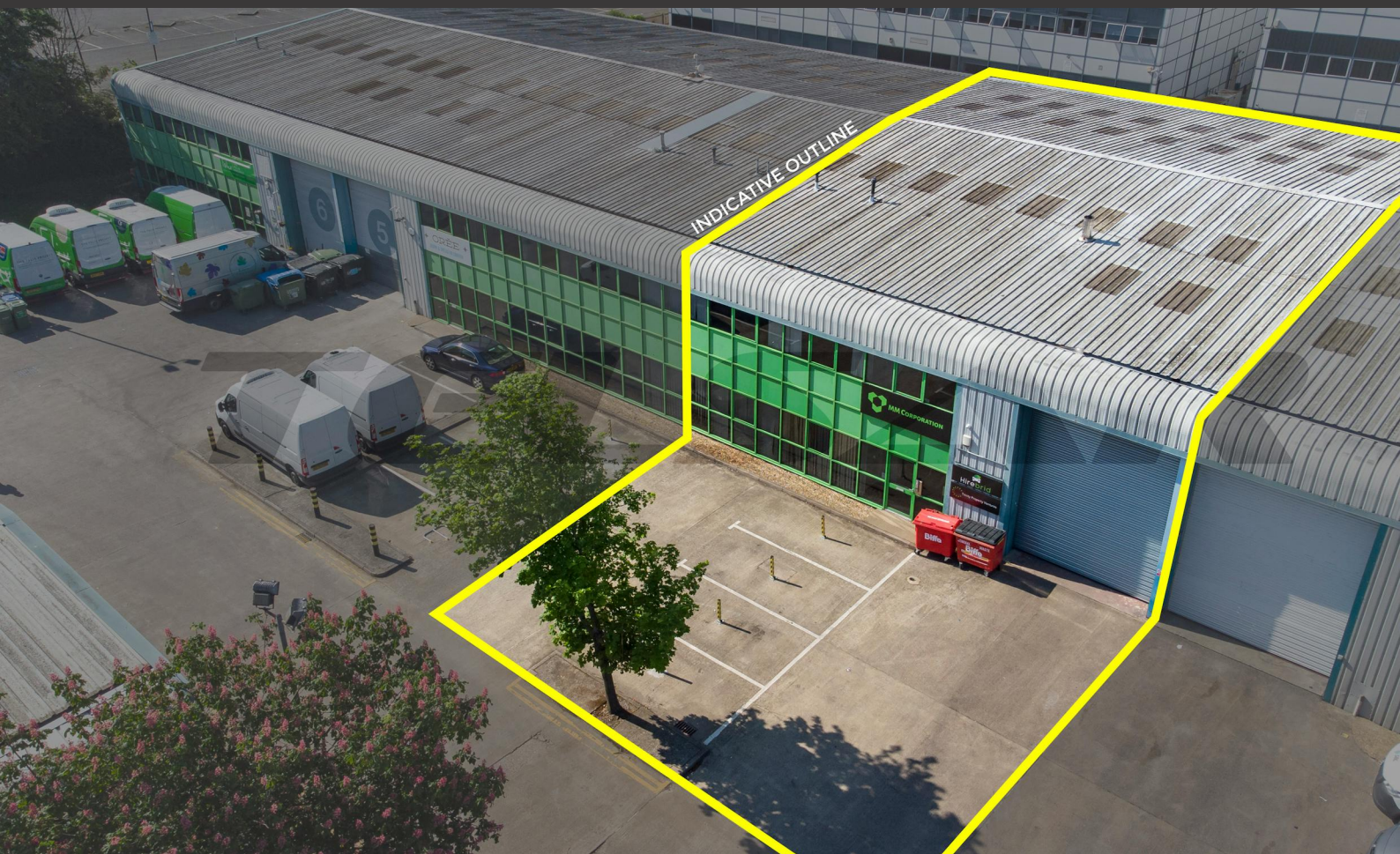




Unit 4, Kendal Court
Kendal Avenue, Park Royal, W3 0RU

Industrial / Warehouse Unit

5,873 sq ft

(545.62 sq m)

- Min eaves 5.9m rising to 7.4m
- 3 Phase power & gas
- Full height loading door
- Dedicated loading bay
- Allocated parking spaces
- Ancillary office accommodation
- Direct access to A40 & A406
- Walking distance to Park Royal UG Station (Piccadilly Line)

Unit 4, Kendal Court, Kendal Avenue, Park Royal, W3 0RU

Summary

Available Size	5,873 sq ft
Rent	£117,468 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure.
Service Charge	Approx. £1,763.95 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

The property is located on Kendal Avenue 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 comprise a fully refurbished industrial/warehouse building of steel portal frame construction to a pitched roof. The warehouse is arranged over the ground floor with ancillary office accommodation to the first floor. Loading is available via a full height up and over loading door with allocated parking available to the front of the building. The unit benefits from 3 phase power, gas and a max eaves height of 7.4m. The equipment can remain, further details upon enquiry.

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 on a gross internal basis (GIA)

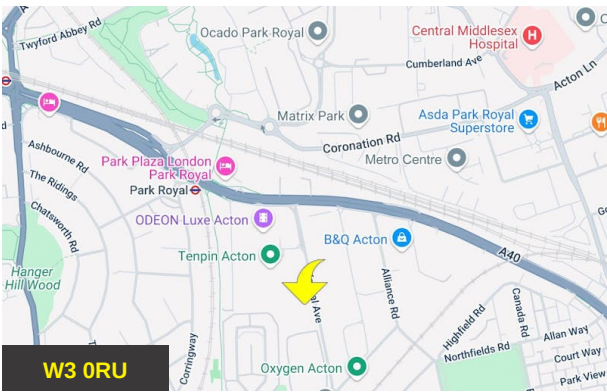
Description	sq ft	sq m
Ground Floor Warehouse	5,183	481.52
First Floor Offices	690	64.10
Total	5,873	545.62

Anti-Money Laundering (AML) Requirements

Interested 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



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