



Unit 1, Kendal Court
Kendal Avenue, Acton, W3 0RU

Warehouse / Industrial Unit

8,008 sq ft

(743.97 sq m)

- Max height 7.5m
- Full height loading door
- Allocated parking spaces
- 3 Phase power & gas
- Translucent roof panels
- Kitchenette & WC
- Close to Park Royal Underground Station (Piccadilly Line)

Unit 1, Kendal Court, Kendal Avenue, Acton, W3 0RU

Summary

Available Size	8,008 sq ft
Rent	£160,164 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
Service Charge	£2,064.41 per annum Approx. £2,390.49 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The premise comprise an industrial/warehouse building of steel portal frame construction to a pitched roof. The warehouse is arranged over the ground floor with ancillary office accommodation available on both the 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.

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.

Accommodation

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

Description	sq ft	sq m
Unit 1	8,008	743.97
Total	8,008	743.97

Tenure

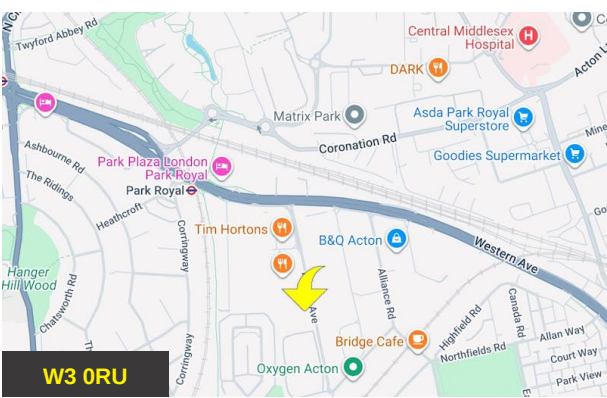
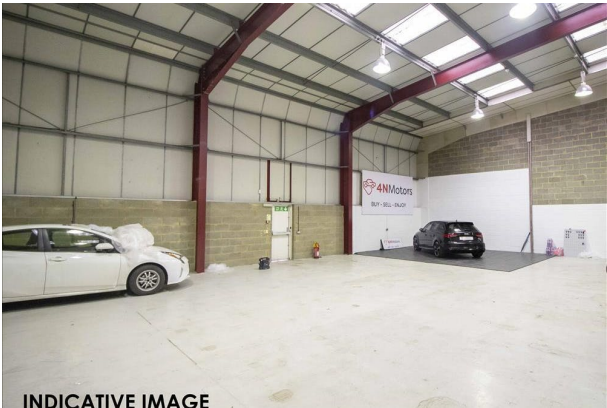
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

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