



AVAILABLE TO LET

3 Kendal Court

3 Kendal Court, Kendal Avenue, Acton W3 0RU

Modern Warehouse / Light Industrial unit To Let close to Central London

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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.

The property could be used for a number of storage and light industrial uses subject to landlords consent.

Rent	£134,112 per annum
S/C Details	To be confirmed.
Est. rates payable	£36,480 per annum
Rateable value	£76,000
Building type	Industrial
Planning class	B8
Size	8,128 Sq ft
VAT charges	Plus VAT.
Lease details	A new Full Repairing and Insuring lease outside the Landlord and Tenant act for a term by arrangement.
EPC category	B

Marketed by: Dutch & Dutch

For more information please visit:
<http://example.org/m/32305-3-kendal-court-3-kendal-court>



Close to Park Royal Underground Station (Piccadilly Line)

Direct Access to A40 Western Avenue

Full height up and over shutter door: (w:4.13m x h:5.03m)

Minimum eaves height 5.95m rising to 7.44m at the roof apex

First floor and ground floor offices

Four car parking spaces

Three phase power

8,128 sq ft (756 sq m)

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Data provided by Google

Floors & availability

Unit	Floor	Size sq ft	Status
Unit 3 Kendal Court	ground floor	6,966	Available
Unit 3 Kendal Court	first floor office	1,162	Available
Total		8,128	

Location overview

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.

Airports

London Heathrow 8.5m, London City 14.4m, London Luton 24.5m

National rail

Acton Main Line 0.7m, Ealing Broadway 1.1m, Acton Central 1.2m

Tube

Park Royal 0.3m, West Acton 0.4m, North Ealing 0.6m

Estimated rates

£36,480.00 per annum

Estimated service charge

To be confirmed.

Viewings

Strictly via arrangement with Dutch and Dutch.

Legal costs

Each party to bear their own legal costs.

VAT

Plus VAT.

Planning class

B8

Lease summary

A new Full Repairing and Insuring lease outside the Landlord and Tenant act for a term by arrangement.

Notes:



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Dutch & Dutch



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Quote reference: 3 Kendal Court

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.