



AVAILABLE TO LET

6-8 Dukes Road, Acton W3

6, 7 & 8 Dukes Road Industrial Estate, Dukes Road, London W3 0SL

Kitchen Production Unit - Industrial/Warehouse Building

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6-8 Dukes Road comprises of 3 modern warehouse/industrial buildings with a large yard to the front that accommodates 28+ vehicles.

The buildings are connected internally and have been set up as a food production kitchen. Benefits include walk in freezers, blast chillers, extraction, air conditioned offices, staff canteen, WCs and changing rooms. There is also 3 electric loading doors.

The property is available by way of a lease assignment or sub lease from the existing Tenant for a term until 8th November 2022.

Floor layout plans and inventory is available on request.

Rent	£133,254 per annum
Est. S/C	£3,517 per annum
Rateable value	£138,000
Building type	Industrial
Size	16,558 sq ft
VAT charges	Plus VAT.
Lease types	Sub Lease, Assignment
Lease details	Lease assignment or sub letting for a term expiring 8th November 2022.
EPC	Available on request

Marketed by: Dutch & Dutch

For more information please visit:

<https://realla.co/m/28473-6-8-dukes-road-acton-w3-6-7-8-dukes-road-industrial-estate>



Parking for 28 vehicles

Set up for food production

Air conditioned offices

Double glazed

Set across 3 buildings

3 phase power

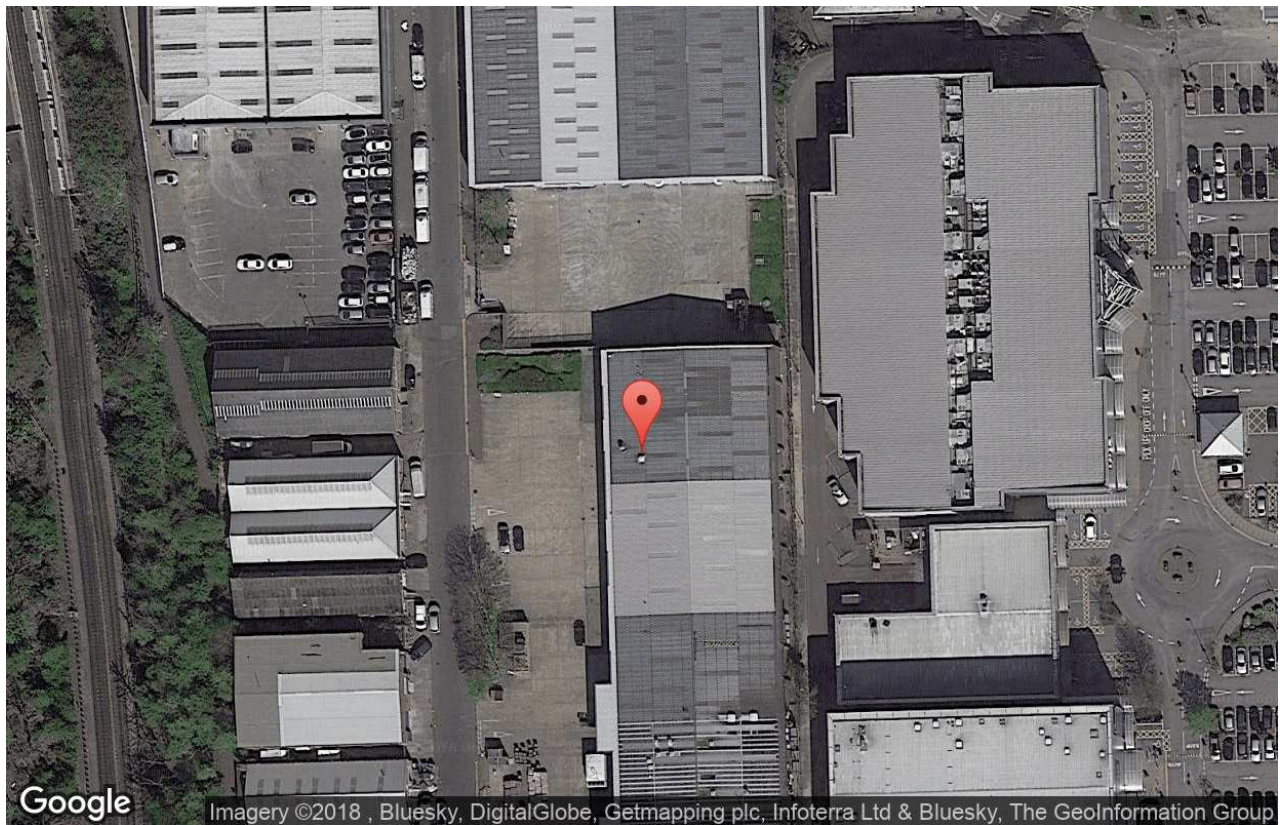
Great transport links via Hanger Lane and Park Royal
underground stations (Piccadilly and City line)

Direct access to the A40 Western Avenue and Hanger Lane

Large forecourt parking for 28 + vehicles



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Data provided by Google

Units & availability

Floor	Size sq ft	Status
Ground	11,202	Available
First	1,054	Available
Mezzanine	4,302	Available
Total	16,558	

* All sizes GIA

Location overview	<p>The property is located on Dukes Road and benefits from excellent road connections being a few minutes from the Hanger Lane roundabout, Western Avenue A40, The North Circular Road (A406) and junction 1 of the M1 Motorway.</p> <p>Public transport to the property includes Park Royal Station (Piccadilly Line) and a few minutes from Hanger Lane Station (Central Line), as well as benefiting from a number of local bus routes to the area and beyond.</p>
Airports	London Heathrow 8.4m, London City 14.6m, London Luton 24.4m
National rail	Acton Main Line 0.9m, Ealing Broadway 1.1m, Harlesden 1.3m
Tube	Park Royal 0.1m, West Acton 0.5m, Hanger Lane 0.6m
Estimated service charge	£3,517.04 per annum
Viewings	Access strictly by prior arrangement through joint agents; Dutch & Dutch or Landswood de Coy LLP
Legal costs	Each party to be responsible for their own legal costs.
VAT	Plus VAT.
Lease summary	Lease assignment or sub letting for a term expiring 8th November 2022.
EPC	Available on request

Notes:



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Quote reference: RENT-28473

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.