



Unit 4

Kendal Court, London, W3 0RU

Light Industrial / Warehouse with Offices & Parking

5,873 sq ft

(545.62 sq m)

- Minimum eaves height 5.95m rising to 7.44m at the roof apex
- 7.4 m ridge height
- Allocated parking spaces
- Full height loading door
- Direct access to A40 Western Avenue
- Dedicated loading bay

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Summary

Available Size	5,873 sq ft
Rent	£25.00 per sq ft
Rates Payable	£35,072 per annum 2023 Rateable Value. Prospective tenants advised to reconfirm this information
Rateable Value	£68,500
Service Charge	£1,693.27 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a light industrial/warehouse unit with full height loading door. There are fitted ground and first floor offices. Externally there is an area of hardstanding that could accommodate 6 parking spaces

Location

Kendal Court is located on the west side off Kendal Avenue close to its junctions with both the A40 Western Ave and Alliance Road. Park Royal (Piccadilly Line), West Acton (Central Line) and Acton Main Line (Elizabeth Line) stations are close by.

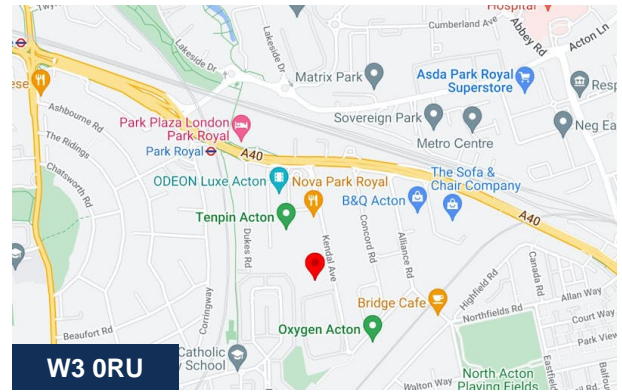
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	5,873	545.62	Let
Total	5,873	545.62	

Terms

The unit is available by way of a new lease for a term by arrangement.



Viewing & Further Information



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