



## Unit 6

Kendal Court, London, W3 0RU

**Light industrial / warehouse building of steel frame construction with office accommodation on the first floor.**

**6,041 sq ft**  
(561.23 sq m)

- Shutter dimensions 5H x 4.2W
- Floor to ceiling height 7.5m
- Allocated parking
- Direct access to A40 Western Avenue
- Dedicated loading bay
- LED lighting
- Translucent roof panels
- Three phase power

# Unit 6, Kendal Court, London, W3 0RU

## Summary

Available Size	6,041 sq ft
Rent	£25.00 per sq ft
Rates Payable	£34,816 per annum
Rateable Value	£68,000
Service Charge	£1,340.96 per annum
Car Parking	4 car parking spaces included with the unit
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

6 Kendal Court comprises a light industrial/warehouse unit on ground floor with a floor to ceiling height of 7.5m. Externally there is an area of hard-standing that could accommodate 4 cars.

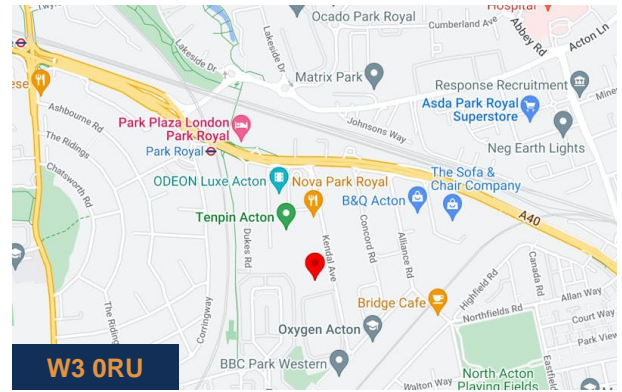
## Location

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
Ground	6,041	561.23	Available
<b>Total</b>	<b>6,041</b>	<b>561.23</b>	



## Viewing & Further Information



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