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## Kendal Avenue, London, W3 0AF

£31,667 Per Calendar Month



KEY FEATURES:

- Excellent Location
- Excellent Transport Links
- On Site Parking
- Office & Warehouse
- Total Area: 18,600 sqft
- Rent: £380,000 pa

The Unit is an industrial/warehouse properties of an excellent construction. Offices are at first floor level. Externally there is a shared courtyard and private parking.

Specification details:

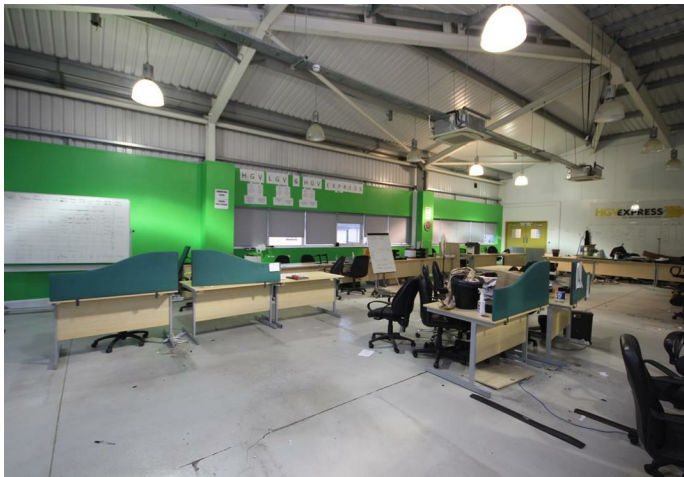
- 2 Surface level loading doors
- Concrete floor, First floor offices, W/Cs
- Allocated car parking spaces

Warehouse: 13,462 sqft  
First Floor Office: 4,964 sqft  
Total: 18,426 sqft

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.





Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.