



Unit 2 Kendal Court

London, W3 0RU

Unit 2, Kendal Court is a self-contained unit providing an open-plan layout, paired with dedicated office spaces on the first & ground floor

6,070 sq ft

(563.92 sq m)

- Clear open plan layout
- 7.5m floor to ceiling height
- Electric Shutter
- Dedicated loading bay
- Hard standing floor
- Allocated car parking spaces
- 3 phase 400 amp power supply
- Direct access to A40 Western Avenue

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Summary

Available Size	6,070 sq ft
Rent	£121,404 per annum
Rates Payable	£64,320 per annum
Rateable Value	£134,000
Service Charge	£1,763.95 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Unit 2, Kendal Court is a self-contained unit providing an open-plan layout, paired with dedicated office spaces on the first and ground floor, making it well-suited to a range of operational needs.

The unit benefits from a designated loading area and private parking. It also offers excellent connectivity, with easy access to key routes and local transport links. Whether you're scaling up or relocating, this is a strong base for efficient day-to-day operations.

Location

Park Royal has long been recognised as one of London's most established and strategically important industrial and commercial hubs. NW London Commercial proudly manages a range of estates across this key location, including Royal Leisure Park, Kendal Avenue, and Dukes Road — each offering businesses prime positioning within West London's most connected industrial district.

Once known for its role in London's post-war manufacturing boom, Park Royal remains at the heart of commerce, logistics, and creative industries today. With immediate access to the A40, A406, and close links to Central London and Heathrow, Park Royal offers unrivalled connectivity by road and rail.

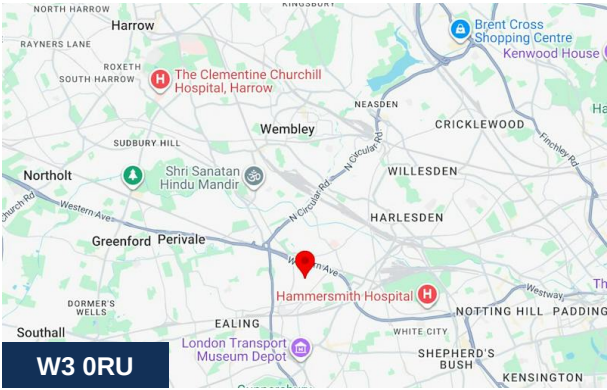
The Estate is directly managed by the Landlord, NW London Commercial. Each Tenant is assigned a dedicated Estate Manager, fostering a personalised and responsive relationship between landlord and tenant. This hands on management approach ensures clear communication and efficient support for all businesses operating on the estate.

Terms

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

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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