

HEADQUARTER WAREHOUSE / INDUSTRIAL

15,603 sqft
To Let



- Yard of 6597 sqft
- Parking for up to 12 cars fronting the building
- Great transport links via Hanger Lane and Park Royal underground stations (Piccadilly and City line)
- Large open plan warehouse / industrial unit with offices
- Direct access to the A40 Western Avenue and Hanger Lane
- 3 Phase power
- Multiple loading doors
- Ceiling height of 13.2 feet raising to 22.82 at the eaves

161-163 Dukes Road,
Park Royal W3 0SL

 **DUTCH & DUTCH**
PROPERTY ADVISERS & PROPERTY MANAGEMENT

174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com



163 - 168 Dukes Road is a large saw-tooth warehouse / industrial building with parking to the front and two yards to the rear totalling 6597 sqft.

The building benefits from a collection of 4 private offices and meeting rooms to the front of the building and a showroom of 420 sqft with a dedicated pedestrian entrance.

To the rear of the offices is one large open plan warehouse with a ceiling height of 13.2 feet raising to 22.82 at the eaves. The warehouse has an overall length of 150 feet with a width of 97.30 feet.

The property would be suitable for a range of storage and industrial uses.



LOCATION

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. 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.

ACCOMMODATION

Warehouse and offices
15,603 sqft

Yard
6597 sqft

TERMS

A new Full Repairing & Insuring Lease will be granted for a term by arrangement.

RENT

£187,236 per annum exclusive of business rates and utility bills.

Plus VAT.

BUSINESS RATES

Tenants to make their own enquiries.

EPC

Available on request.

POSSESSION

Immediate on completion of legal formalities.

VIEWING

Strictly by appointment with Landlords
Sole Agents: Dutch & Dutch (020) 7794 7788.

