# HEADQUARTER WAREHOUSE / INDUSTRIAL

15,603 sqft To Let



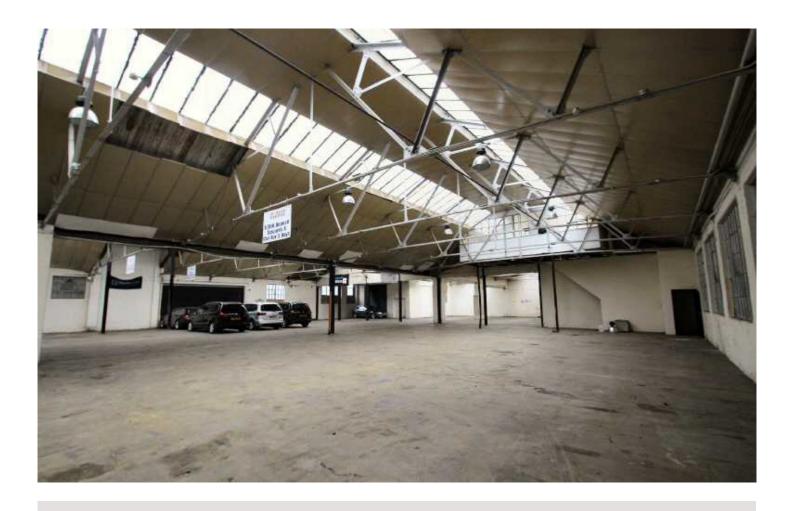
- Yard of 6597 sqft
- Parking for up to 12 cars fronting the building
- Great transport links via Hanger Lane and Park Royal underground stations (Piccadilly and City line)
- Large open plan warehouse / industrial unit with offices

- 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



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

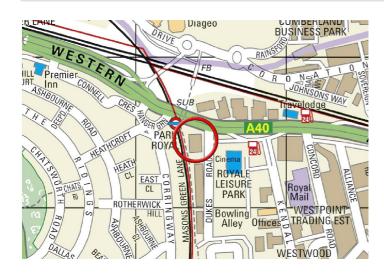


163 - 168 Dukes Road is a large saw-tooth warehouse / industrial building with parking to the front and two yards to the rear totalling 6597 sqft.

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.





