

TO LET



154 Dukes Road, Acton, W3 0SL

Well Located Warehouse / Industrial unit of – 5,780 sq ft GIA (537 sq m)



Key Features

- Prime West London location
- Direct access to A40 (Western Avenue)
- Excellent public transport links
- Clear height of 4.18m rising to 6.7m at apex
- Raised and level access loading doors
- Dilapidations to be undertaken prior to occupation

Description

154 Dukes Road comprises a detached, self-contained industrial unit fronting onto Dukes Road, with front and side loading arrangements.

The unit will be refurbished in accordance with the outgoing tenant's dilapidations.

Specification includes:

- Clear internal height of 4.18m rising to 6.7m at apex
- 1 x raised van access loading to front elevation, and 1 x level access loading to side elevation
- Suspended LED strip lighting
- Good natural lighting
- WC's
- 3 phase power
- 4 dedicated car parking spaces

Flexibility can be offered around the fit-out. The unit can be delivered as shell and core warehousing space or with the existing fit-out in place.

Location

The unit is situated on Dukes Road, Acton. It benefits from excellent road network links, including direct access onto Western Avenue (A40), and is just 0.6 miles from the A406 (North Circular).

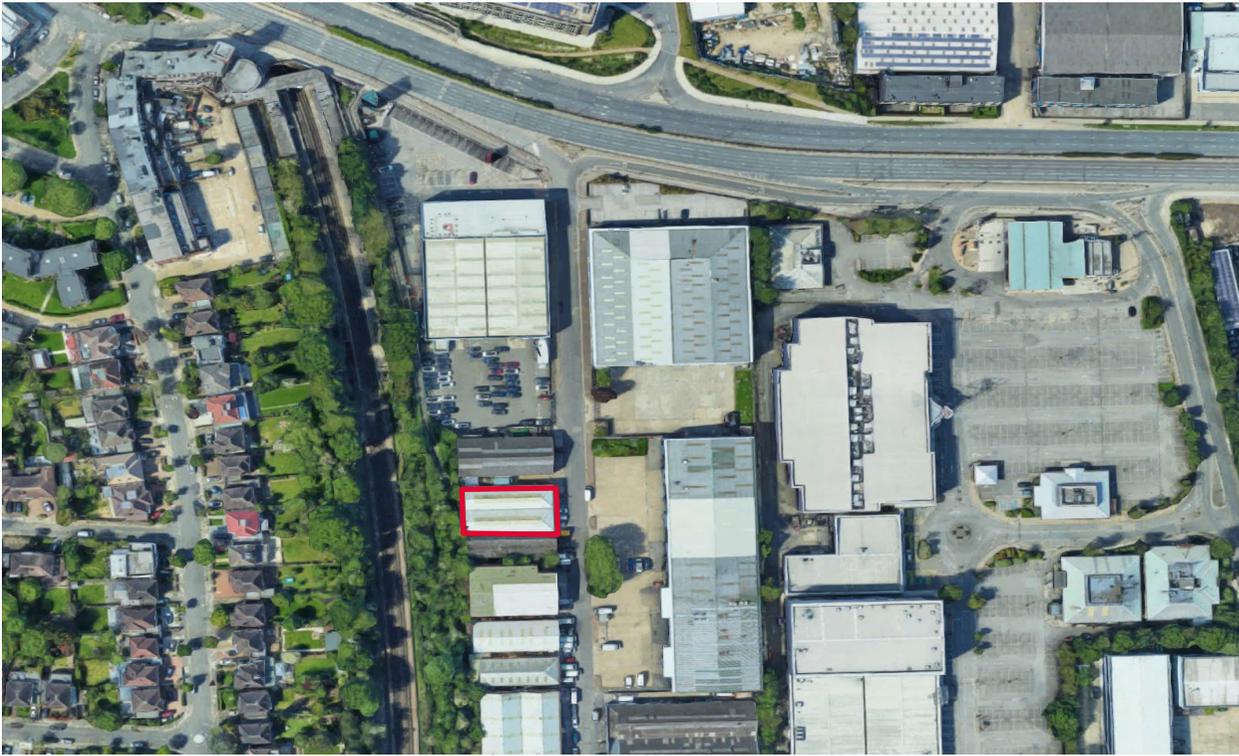
The property is served by good public transport links. Park Royal Underground Station (Piccadilly Line) is a 5-minute walk, whilst Hangar Lane Station (Central Line) is a 14-minute walk. There are also numerous bus services nearby, including the 95 and 487.



Accommodation

	Sq Ft	Sq M
Warehouse	5,780	537
TOTAL (GIA)	5,780	537

Approximate Gross Internal Area.



**Source: Google Maps*

Terms

A new full repairing and insuring lease is available on terms to be agreed. Optionality can be offered around unit handover/lease commencement as the existing occupier has expressed interest for an early surrender (contractual expiry is July 2025).

Rates

Rateable Value - £46,000 (2023).

EPC

C - 52. The EPC may be reassessed following any dilapidation works.

Use Class

The property is considered suitable for industrial uses. Interested parties should make enquiries to Ealing Council.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT will be charged on the quoting terms.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

Contact

For further information, or to arrange a viewing, please contact Knight Frank or the joint agents.



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SUBJECT TO CONTRACT

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Particulars dated July 2024. Photographs dated July 2024.

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