



## **Titan, Kendal Avenue**

Park Royal, W3 0TP

### **Detached Distribution Warehouse**

**288,629 sq ft**

(26,814.51 sq m)

- 103 Dock Level Loading Doors On All 4 Elevations
- 175 Parking Spaces
- Secure Site With Gatehouse
- Heating Lighting & Sprinkler System Throughout
- Up To 1.8MVA Power Supply
- Up To 16.5m High Bay Clear Height
- Offices & Canteen At Upper Floors
- Easy Access To Major Motorway Networks

# Titan, Kendal Avenue, Park Royal, W3 OTP

## Summary

Available Size	288,629 sq ft
Rates Payable	£1,970,250 per annum
Rateable Value	£3,550,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

One of the largest warehouses available inside the M25, with unrivalled access to Central London. The property totals 288,629sqft of useable internal space across all floors and ancillary space with a 36,500sqft car park and additional on-road parking available.

The ancillary buildings include a separate vehicle maintenance workshop, a gatehouse and a vehicle wash.

## Location

With over 2,000 companies calling it home, Park Royal is Europe's largest industrial estate and is the landmark industrial area in inner London. The estate is strategically located to the north west of Central London and spans three London Boroughs – Ealing, Brent and Hammersmith & Fulham. The estate lies 6.3 miles (10.1 km) to the west of Central London and 11.3 miles (18.1km) to the north east of Heathrow Airport. Park Royal benefits from excellent road communication being prominently situated on two of London's major arterial roads – the A406 North Circular Road and the A40 Western Avenue, both of which are within 1 mile of the subject property.

The A406 provides direct access to the M4, 3.5 miles (5.6 km) to the south and the M1, 5.6 miles (9 km) to the north and the A40 links the M40 approximately 10 miles (16.1 km) to the west.

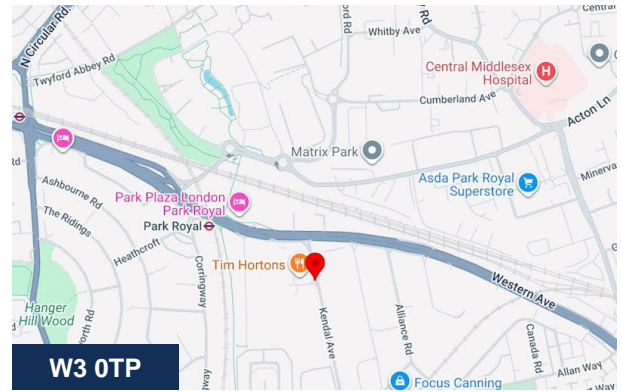
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	137,515	12,775.56	Available
1st - Warehouse	50,933	4,731.83	Available
1st - Offices	41,819	3,885.11	Available
2nd - Offices	42,636	3,961.01	Available
3rd - Plant	7,947	738.30	Available
Ancillary	7,779	722.69	Available
<b>Total</b>	<b>288,629</b>	<b>26,814.50</b>	

## Video

- Marketing Video - <https://www.youtube.com/watch?v=ftSyghrJdbA>



## Viewing & Further Information



**George Moriarty**

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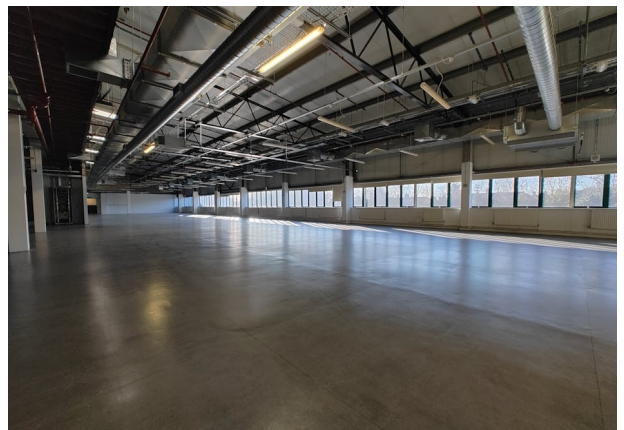
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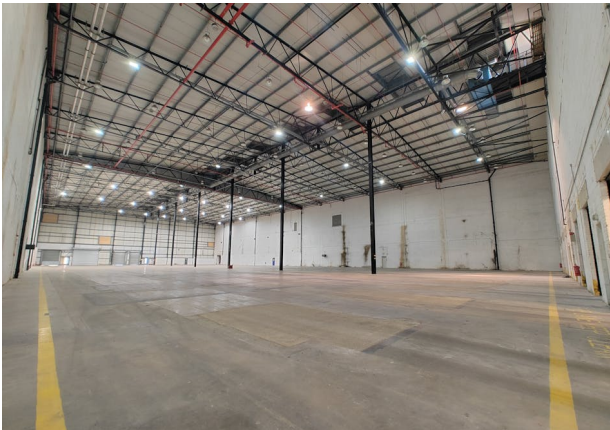
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Hanger Lane  
(Central line)

HANGER LANE

Central Middlesex Hospital

M40/M25

Hanger Hill Park

Park Royal  
(Piccadilly line)

A40 WESTERN AVENUE

Retail Park

North Acton  
(Central line)

GYPSY CORNER

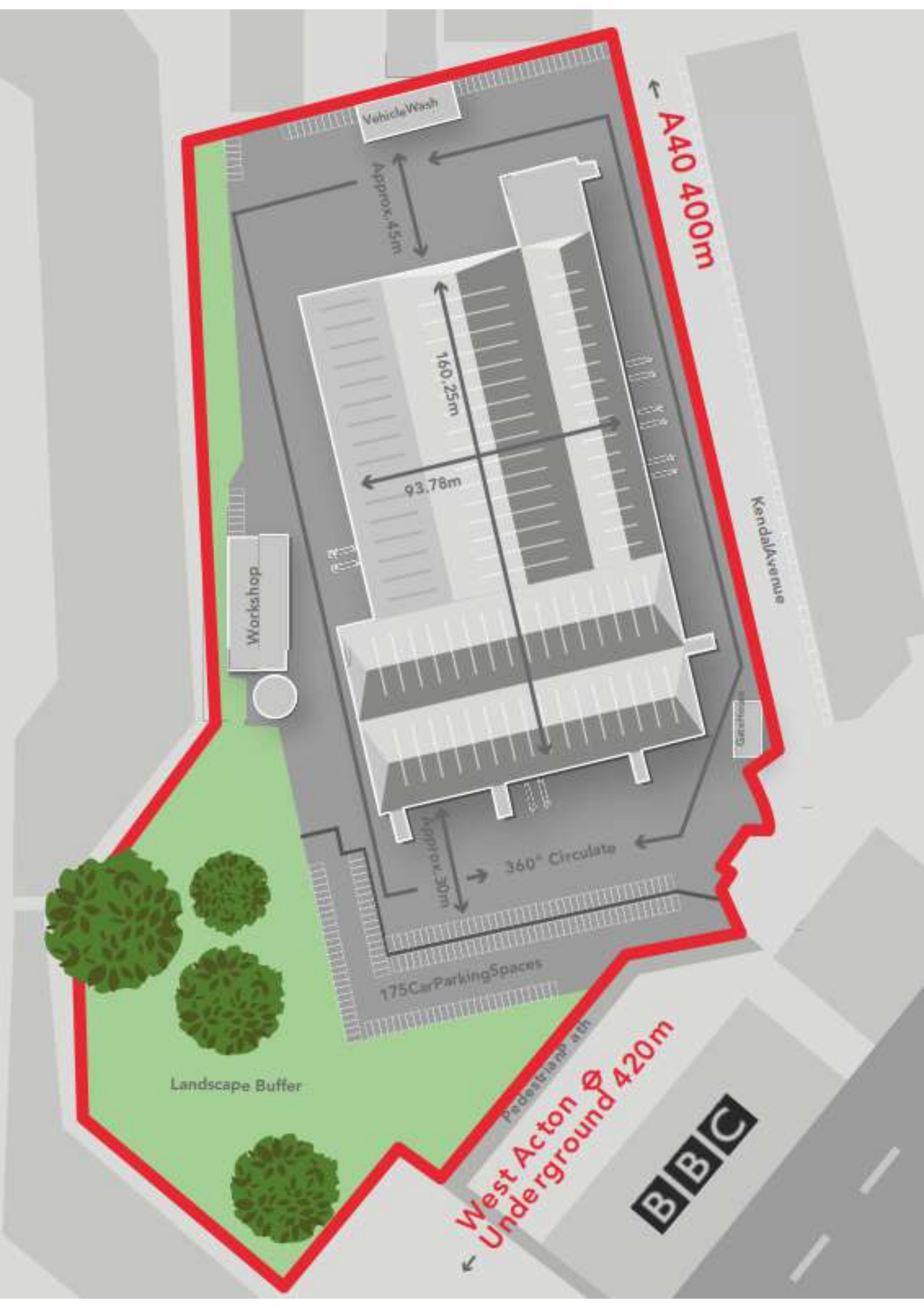
M4

North Ealing  
(Piccadilly line)

West Acton  
(Central line)

Acton Main Line

Central London  
5 miles



Vehicle Wash

Approx. 45m

160.25m

93.78m

Workshop

A40 400m

Kendal Avenue

360° Circulate

Approx. 30m

175 Car Parking Spaces

Landscape Buffer

West Acton  $\varnothing$  420m  
Underground

BIBC