



Titan

Park Royal, Kendal Avenue, London, W3 0XA

First Floor Warehouse Style Unit - Ideal for Sports, Fitness & Leisure

58,214 sq ft
(5,408.26 sq m)

- 7.8 m floor to ceiling height
- Situated on a secure self-contained 11.05 acre site
- Dedicated ground floor lobby with goods lift access
- Toilets & shower facilities
- Strategically located with direct access to A40 Western Avenue
- Flexibility to divide the space
- Parking available

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Summary

Available Size	58,214 sq ft
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available space is located on the first floor of Titan, extending to approximately 3,733 sq ft, with access via the ground floor lobby and a goods lift. The layout is open plan and benefits from an impressive floor-to-ceiling height of 7.8 metres. The first floor also includes a dedicated welfare area with shower and toilet facilities.

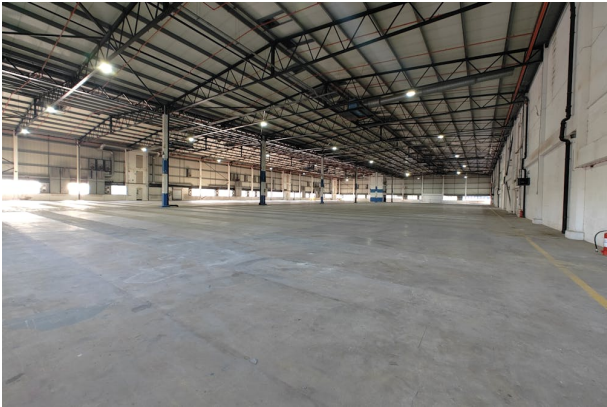
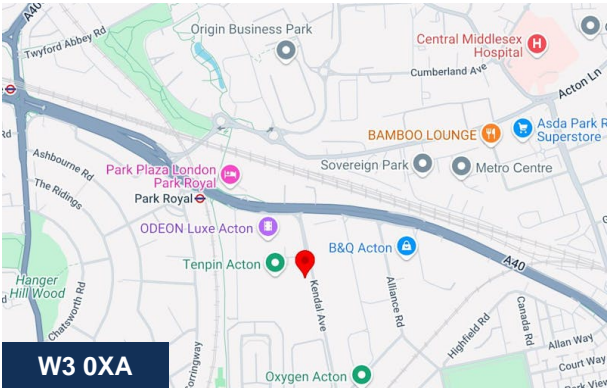
Location

The property is situated on Kendal Avenue, which is directly accessed from the A40 Western Avenue, providing routes to Central London to the east and the broader motorway network to the west, as well as the A406 North Circular and the M1. Nearby transport links include Park Royal station which is served by the Piccadilly Line (0.2 miles), West Acton station served by the Central Line (0.5 miles), and Acton Main Line station served by the Elizabeth Line (1.1 miles).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Lobby	3,733	346.81	Available
1st - Main Area	50,934	4,731.92	Available
1st - Welfare	3,547	329.53	Available
Total	58,214	5,408.26	



Viewing & Further Information



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