david charles
property consultants

TO LET



Titan, Kendal Avenue

Park Royal, W3 0TP

Detached Distribution Warehouse

288,629 sq ft

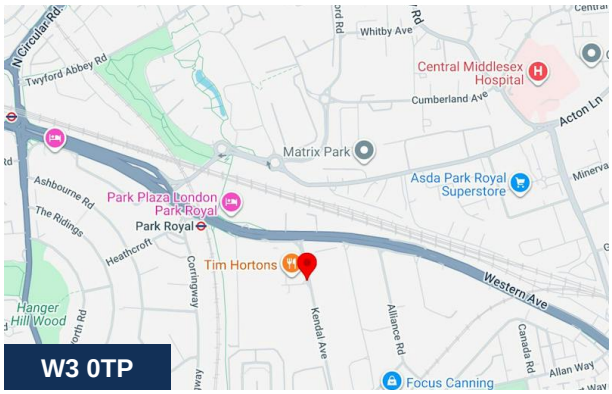
(26,814.51 sq m)

- 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 0TP

Summary

Available Size	288,629 sq ft
Rent	Rent on application
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
Total	**288,629**	**26,814.50**	

Video

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

Viewing & Further Information



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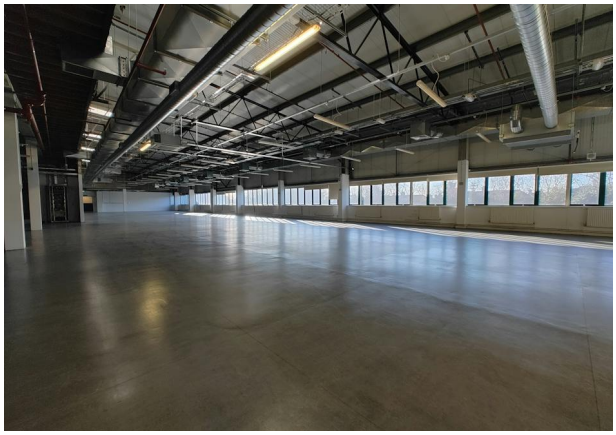
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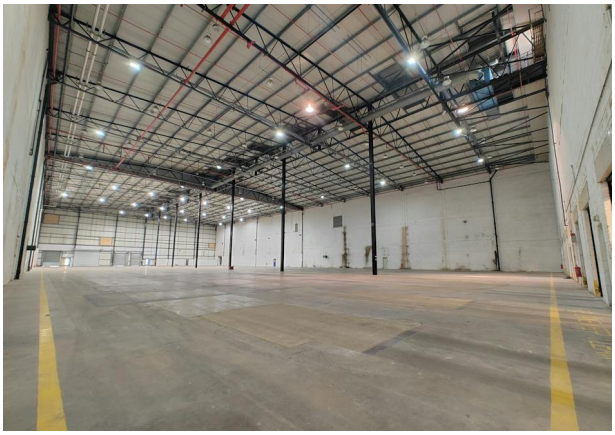


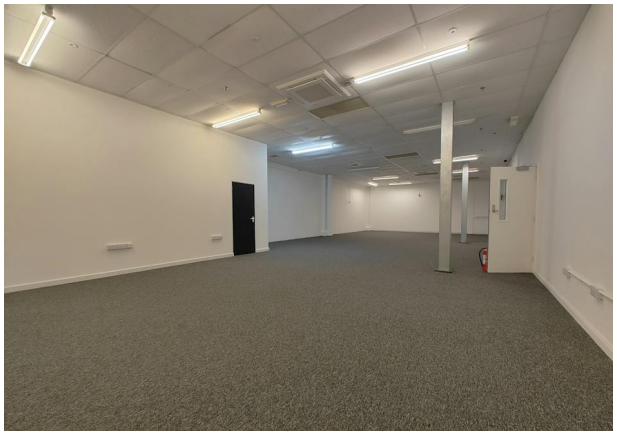








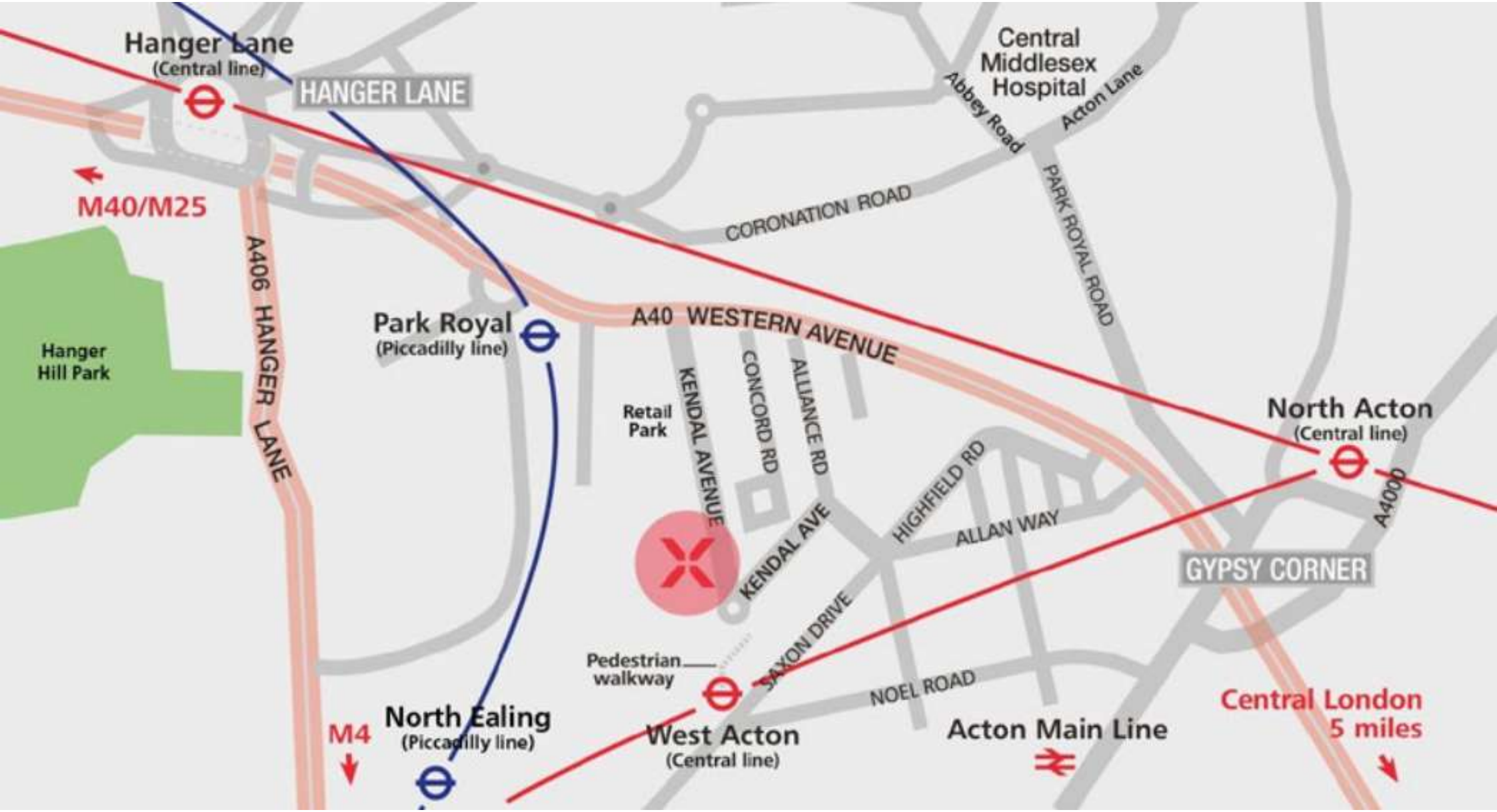











Hanger Lane
(Central line)
HANGER LANE
Central
Middlesex
Hospital
Abbey Road
Acton Lane
M40/M25
CORONATION ROAD
PARK ROYAL ROAD
A406 HANGER LANE
Hanger
Hill Park
Park Royal
(Piccadilly line)
A40 WESTERN AVENUE
Retail
Park
KENDAL AVENUE
CONCORD RD
ALLIANCE RD
North Acton
(Central line)
HIGHFIELD RD
ALLAN WAY
A4000
KENDAL AVE
GYPSY CORNER
SAXON DRIVE
Pedestrian
walkway
NOEL ROAD
M4
North Ealing
(Piccadilly line)
West Acton
(Central line)
Acton Main Line
Central London
5 miles

A40 400m
Vehicle Wash
Approx. 45m
160.25m
93.78m
Workshop
Kendal Avenue
Approx. 30m
360° Circulate
175 Car Parking Spaces
Landscape Buffer
Pedestrian Path
West Acton Underground 420m
BBC