

# TO LET

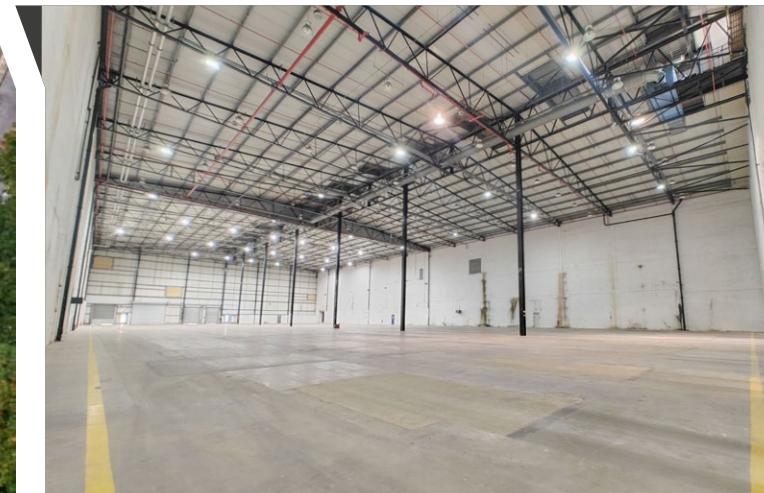
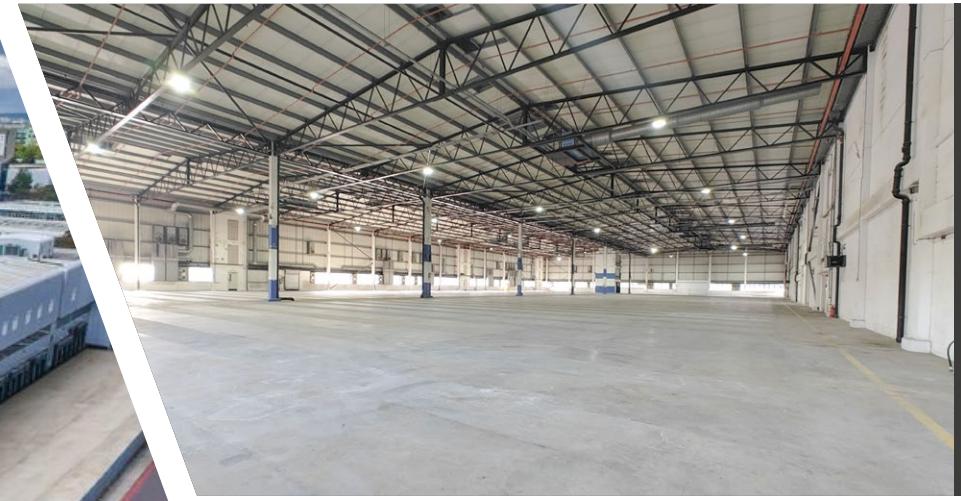
## DETACHED DISTRIBUTION WAREHOUSE

One of the largest warehouses available inside the M25, with unrivalled access to Central London, A40, M40 and M4 corridors.

EASY ACCESS TO  
MAJOR MOTORWAYS

# TITAN PARK ROYAL

KENDAL AVENUE  
LONDON  
W3 0TP



99,177 - 288,629 SQ FT (9,208 - 26,815 SQ M)

**TELSAR**

# TITAN PARK ROYAL

## KENDAL AVENUE, LONDON, W3 0TP

### SPECIFICATION



103 dock level loading doors on all 4 elevations



175 parking spaces with additional on-road parking available



Secure site with gatehouse



Heating, lighting and sprinkler system throughout



Up to 1.8 MVA power supply



Up to 16.5 metres high bay clear height



Offices and canteen at upper floors



Separate vehicle maintenance building



The building can be split into smaller sections



Easy access to major motorway networks

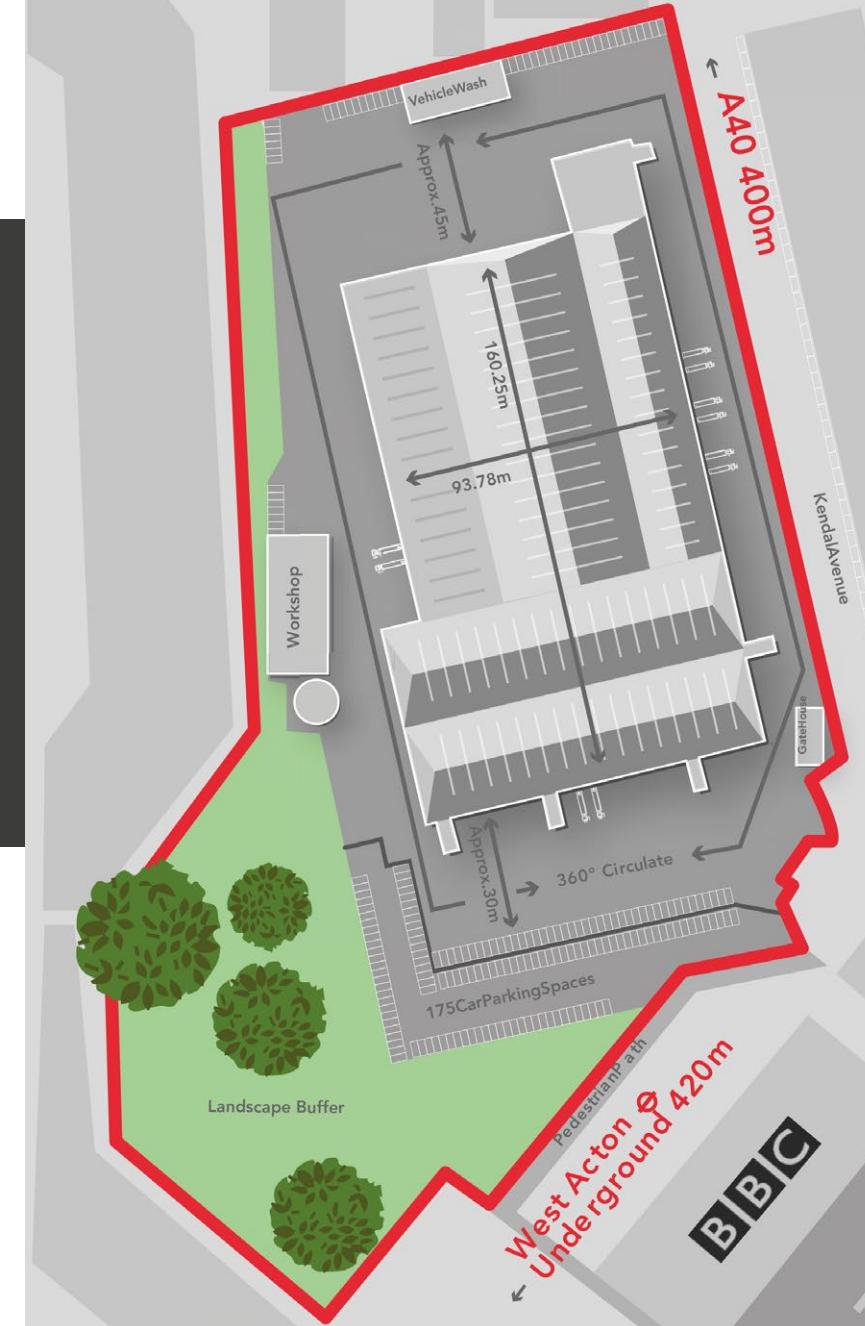
### Area

Area	Sq Ft	Sq M
Ground Floor Warehouse	137,515	12,775.57
First Floor Offices	41,819	3,885.12
First Floor Warehouse	50,933	4,731.84
Second Floor Offices	42,636	3,961.02
Third Floor (Plant)	7,947	738.30
Ancillary Buildings	7,779	722.69
<b>TOTAL</b>	<b>288,629</b>	<b>26,814.54*</b>

\*Areas measured on a Gross External Area. (Approximately)  
Site Area - approximately 12.1 acres (4.9 hectares)

### Misrepresentation

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers, or lessors. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.





## UNRIVALLED LOCATION



With over 2,000 companies calling it home, Park Royal is West London's prime urban logistics and industrial location



Major motorway networks can be easily reached including the M1, M40, M4 and the M3 via the M25 London Orbital



Within a 20 minute drive time to London West End



A labour pool of over 6 million people within a 30 min drive

## STRATEGICALLY LOCATED

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 (18.1 km) 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.



### By train & underground service (in minutes)



23  
London Paddington (overground)



20  
Oxford Circus Paddington (underground)



27  
Bank (underground)



32  
London Waterloo (underground)



44  
Heathrow T1, T2, T3 (underground)

### By car (in miles)



5.6  
London West End



9.5  
London City



29.5  
London Canary Wharf



41.4  
Reading



52.2  
Oxford

### Proximity to Airports (in miles)



11.8  
Heathrow



27.5  
London City



32.2  
Luton



44  
Stansted



55.3  
Gatwick

Source: Google Maps

**TERMS**

The property is available on a new full repairing and insuring lease direct from the Landlord.

**RENT**

Rent on application.

**EPC**

Energy Performance Asset Rating - C-66.

**VIEWING**

By appointments with sole joint agents.

**TELSAR**

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