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# TITAN

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**TO LET**  
**297,352 SQ FT**

KENDAL AVENUE, PARK ROYAL, LONDON, W3 0TP

THE LARGEST AVAILABLE  
Warehouse within **West London**

**CBRE**



# UNRIVALLED

access to Central London,  
A40, M40 and M4 corridors

///gown.asks.factories



WEMBLEY

PARK ROYAL

amazon  
JOHN LEWIS  
ocado

LAND-ROVER

PARCEL-FORCE WORLDWIDE

B&Q

SCREWFIX

ODEON

A40

A40

A40

M40/M25  
10 miles

CENTRAL LONDON  
5 miles

VERSA  
STUDIOS

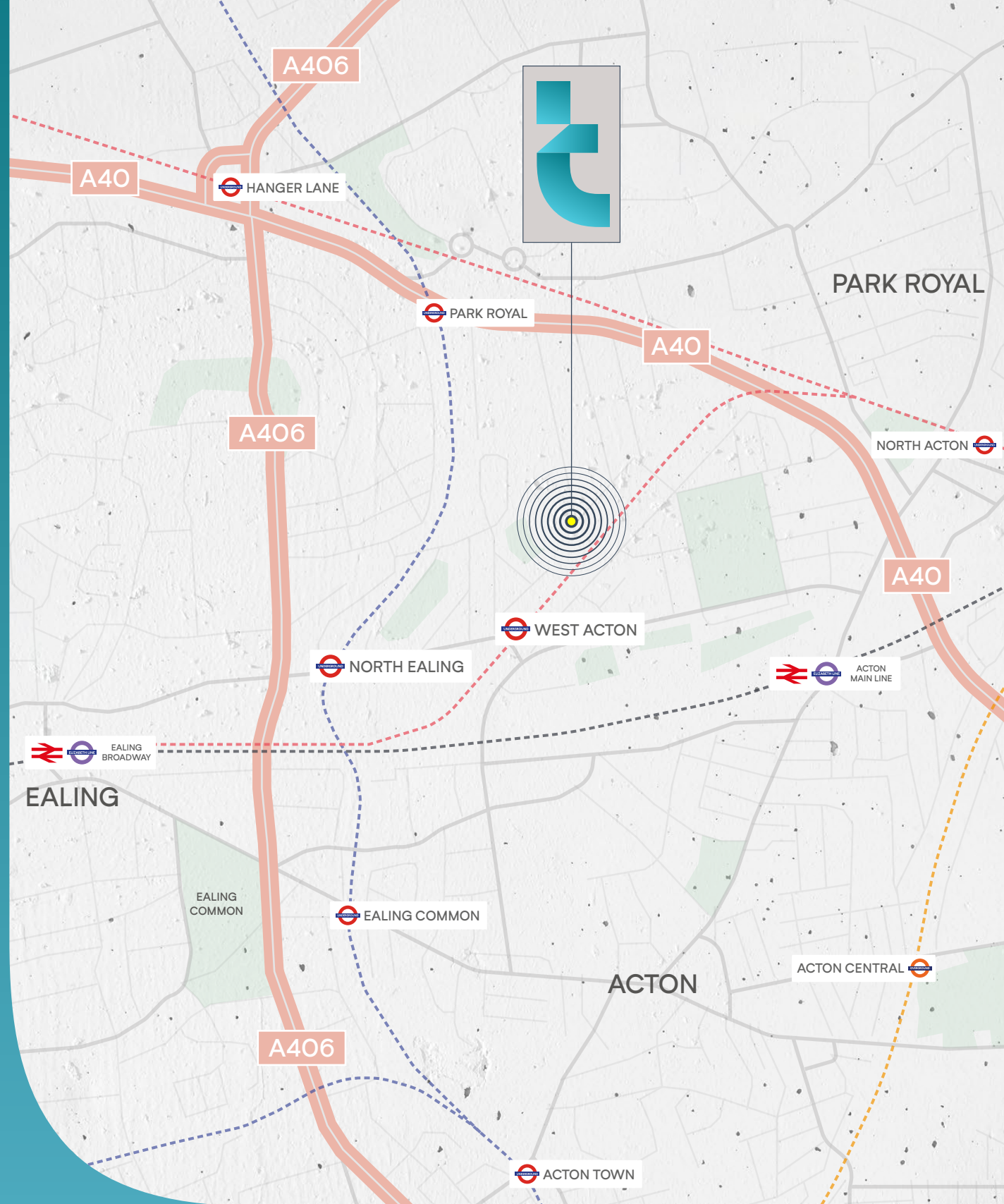
BBC  
Park Weston

WEST ACTON STATION  
8 min walk





TITAN



# LOCATION

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.

Titan 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 communications 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.



CAR	MILES	MINS
London West End	5.6	20
London City	9.5	45
Canary Wharf	29.5	60
Reading	41.4	55
Oxford	52.2	70



BY TRAIN & TUBE	MINS
London Paddington (overground)	23
Oxford Circus (underground)	20
Bank (underground)	27
London Waterloo (underground)	32
London Heathrow (underground)	44



AIRPORT	MILES	MINS
London Heathrow	11.8	20
London City	27.5	64
London Luton	32.3	45
London Stansted	44	60
London Gatwick	55.3	60

Source: Google Maps



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



Within a 20 minute drive time to London West End



Park Royal has access to Greater London's Labour Pool of over 7 million people



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

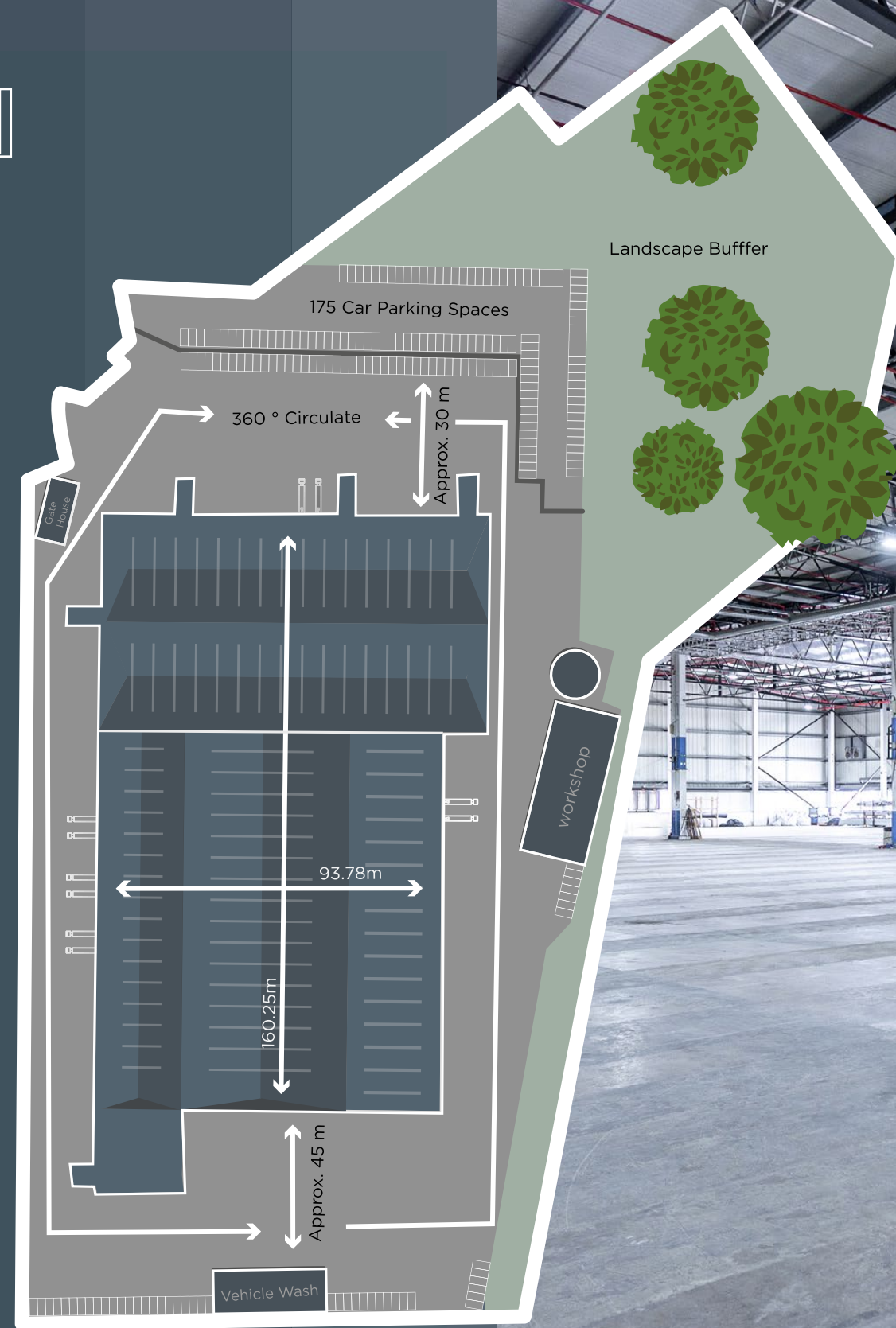


# ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Warehouse	138,040	12,824.34
First Floor Offices	42,040	3,905.65
First Floor Warehouse	53,783	4,996.60
Second Floor Offices	43,942	4,082.35
Third Floor (Plant)	10,590	983.84
Ancillary Buildings	8,957	832.13
<b>TOTAL</b>	<b>297,352</b>	<b>27,624.90*</b>

\*Areas measured on a Gross External Area.

Site Area - approximately 12.1 acres (4.9 hectares).



Landscape Buffer

175 Car Parking Spaces

360° Circulate

Approx. 30 m

93.78m

160.25m

Approx. 45 m

Vehicle Wash

Workshop



TITAN

# SPECIFICATION



103 Dock Level Loading Doors On All 4 Elevations



Up to 16.5 Metres High Bay Clear Height



Up to 1.8 MVA Power Supply



Offices and Canteen at Upper Floors



175 Parking Spaces with Additional On-Road Parking Available



Heating, Lighting and Sprinkler System Throughout



Secure Site with Gatehouse



Separate Vehicle Maintenance Building





THE LARGEST AVAILABLE  
Warehouse within **West London**



## 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-64.

For further information, please contact the sole agents:

# CBRE

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