

- ✓ Situated on a secure self-contained 11.05 acre site
- ✓ 103 loading doors & 175 parking spaces
- ✓ Up to 16.5m eaves height with B8/B2 users (STPP)
- ✓ Direct access to A40 Western Avenue



Detached Distribution Warehouse | Strategically Located | A40 | TO LET

297,352 SQ FT
(27,624.90 SQ M)



Titan A40, Kendal Avenue, London, W3 0TP

- 103 loading doors & 175 parking spaces
- Up to 16.5m eaves height
- Direct access to A40 Western Avenue

Description

The property comprises a high bay detached distribution warehouse constructed in the late 1980's and benefit from having loading doors on all four elevations. There is a separately accessed car park to the south, which provides approximately 175 parking spaces. The property is predominantly constructed with a concrete frame and floor slabs surmounted by a metal pro led sheet roof. Internally the building comprises a warehouse with a maximum eaves height of 16.5m and surrounding warehouse with two and three upper floors respectively. Also inclusive are well specified canteen, separate vehicle maintenance building and a security hut.

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 and Fulham. The estate lies 6.3 miles (10.1 km) to the west of Central London and 6.3 miles (10.1km) 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.

Sat Nav: W3 0TP

Accommodation

Area	Sq Ft	Sq M
Ground Floor	138,041	12,824.4
First Floor	95,823	8902.30
Second Floor	43,943	4082.4
Ancillary Buildings	717	7,718
Total	285,525	26,526.1
Approx. Site Area	11.051 acres	4,472 hectares

Pricing

TO LET Pricing

Price Available on request

Amenities

- 175 parking spaces
- 103 loading doors on all 4 elevations
- Up to 16.5m eaves height
- Offices and canteen on upper floors
- Separate vehicle maintenance building
- Commercial vehicle wash
- Heating, lighting and sprinkler system throughout