



NORTHOLT 68

BELVUE ROAD UB5 5QQ

HQ LOGISTICS/PRODUCTION FACILITY

68,492 SQ FT

TO LET / MAY SELL

POWER • SCALE • CONNECTIVITY



 **EXPLORE
THE BUILDING**



FULLY REFURBISHED

HQ FACILITY

FOR LOGISTICS/PRODUCTION USES

NORTHOLT68 provides a secure yard, dock and level access, complemented by exceptional power capacity.



MOST ECONOMICAL
building in West London



RENT ONLY
£18.50 psf exe



UP TO 1.5MVA
power capacity



UP TO
1.5MVA
POWER CAPACITY

Enhanced power infrastructure delivers up to 1.5 MVA capacity, ensuring **NORTHOLT68** is suitable for power-intensive uses.



6 TONNE
goods lift



First Floor
5 kN/m²

Ground Floor
20 kN/m²

FLOOR LOADING
capacities

POWER



TWO FLOORS TOTTALLING
68,492
SQ FT OF WAREHOUSE SPACE

Includes ground-floor office and welfare space, and slab apertures enabling forklift operation between levels.

	SQ M	SQ FT
Ground floor warehouse	3,175.60	34,182
First floor warehouse	3,187.60	34,310
TOTAL GIA (approx)	6,363.10	68,492



MIN CLEAR HEIGHT

ground - 3.3m
first - 3.6m



LEVEL ACCESS

loading to the rear



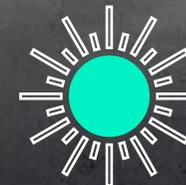
4 DOCK LEVEL

loading doors to the front



1.22 ACRE SITE

(approx) with fully secure yard



EXCEPTIONAL

natural light on the first floor



PARKING

to the front, side, and rear

1 ULTRA

4 FANAVISION

7 WOLSELEY

10 FIRST NETWORK events

2 BELAZU

5 Dunelm

8 ragasaan

11 KAO DATA

3 LAVAZZA

6 Dulux

9 TODD DOORS



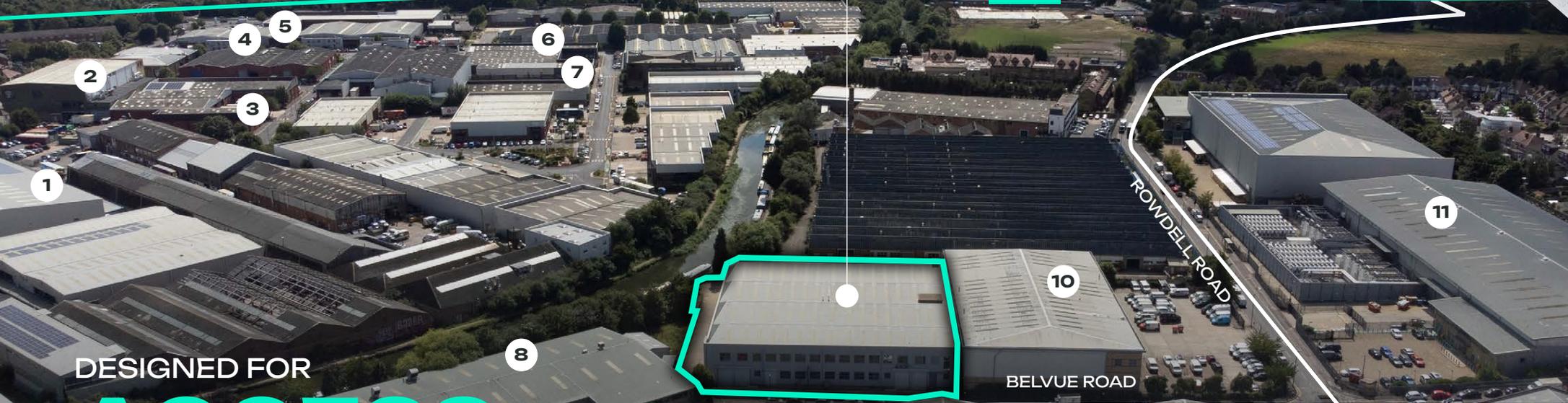
NORTHOLT 68

BELVUE ROAD UB5 5QQ

WEST END & THE CITY

M40, M25, HEATHROW AIRPORT & THE WEST

A40



DESIGNED FOR

ACCESS

NORTHOLT68 occupies a well-connected position on Belvue Road, linking directly to the A312 and A40. The A40 provides fast access to Central London and the M40/M25, with Pinewood Studios just a 15-minute drive away. Northolt Underground Station (Central Line) is within easy walking distance.

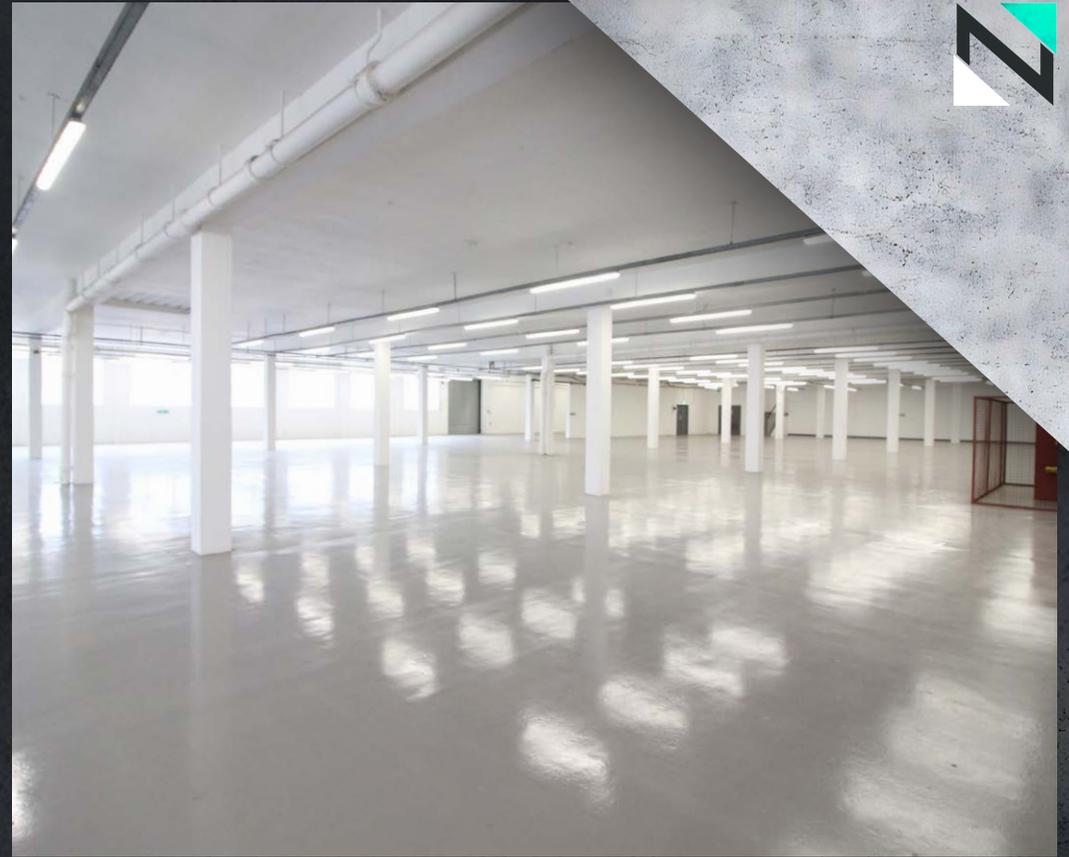
NORTHOLT UNDERGROUND STATION



JUST 1 MILE FROM
A40 with direct access to Central London, M40/M25



JUST A 10 MIN WALK
to Northolt Underground Station (Central Line)





NORTHOLT 68

BELVUE ROAD UB5 5QQ

 lock.crop.lakes

DESTINATION	DISTANCE/TIME
A40	1 mile
North Circular	4 miles
M25	7.5 miles
Northolt Underground Station	10 mins walk
Pinewood Studios	15 mins drive

VIEWINGS AND FURTHER INFORMATION

Please contact the joint agents:

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LEASE

New FRI lease to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

The property has a current rateable value (April 2026) of £290,000, current rates payable circa £139,200 per annum.

(Ealing Council, Property Ref: 000706400010X)

Interested parties must rely on their own enquiries via Ealing Council.

The Agents, Vendors or Lessors of this property give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. February 2026.