# TO LET / FOR SALE HQ LOGISTICS / PRODUCTION BUILDING

MOST ECONOMICAL BUILDING IN WEST LONDON

**UP TO 1.5 MVA POWER CAPACITY\*** 



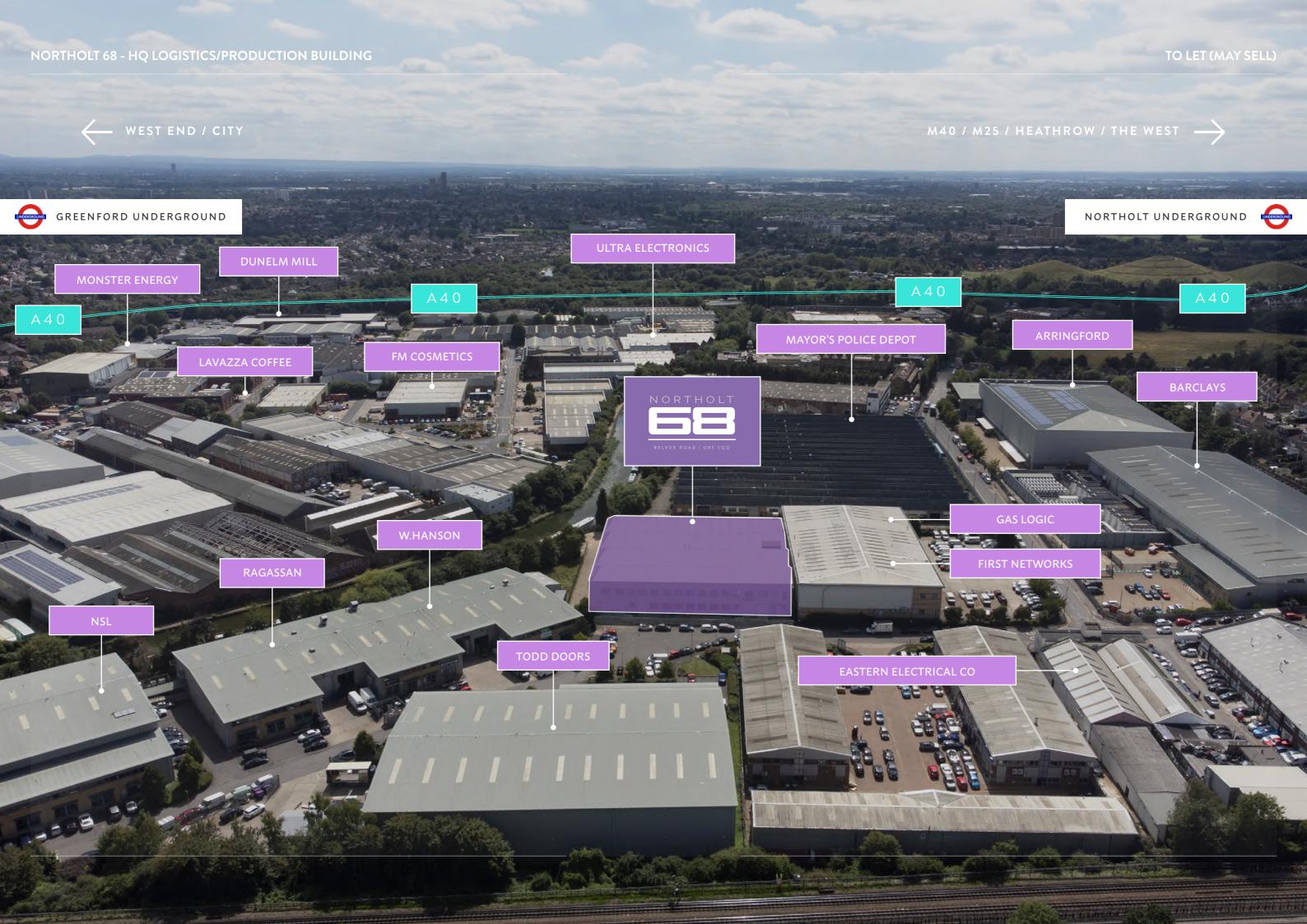
# NORTHOLT

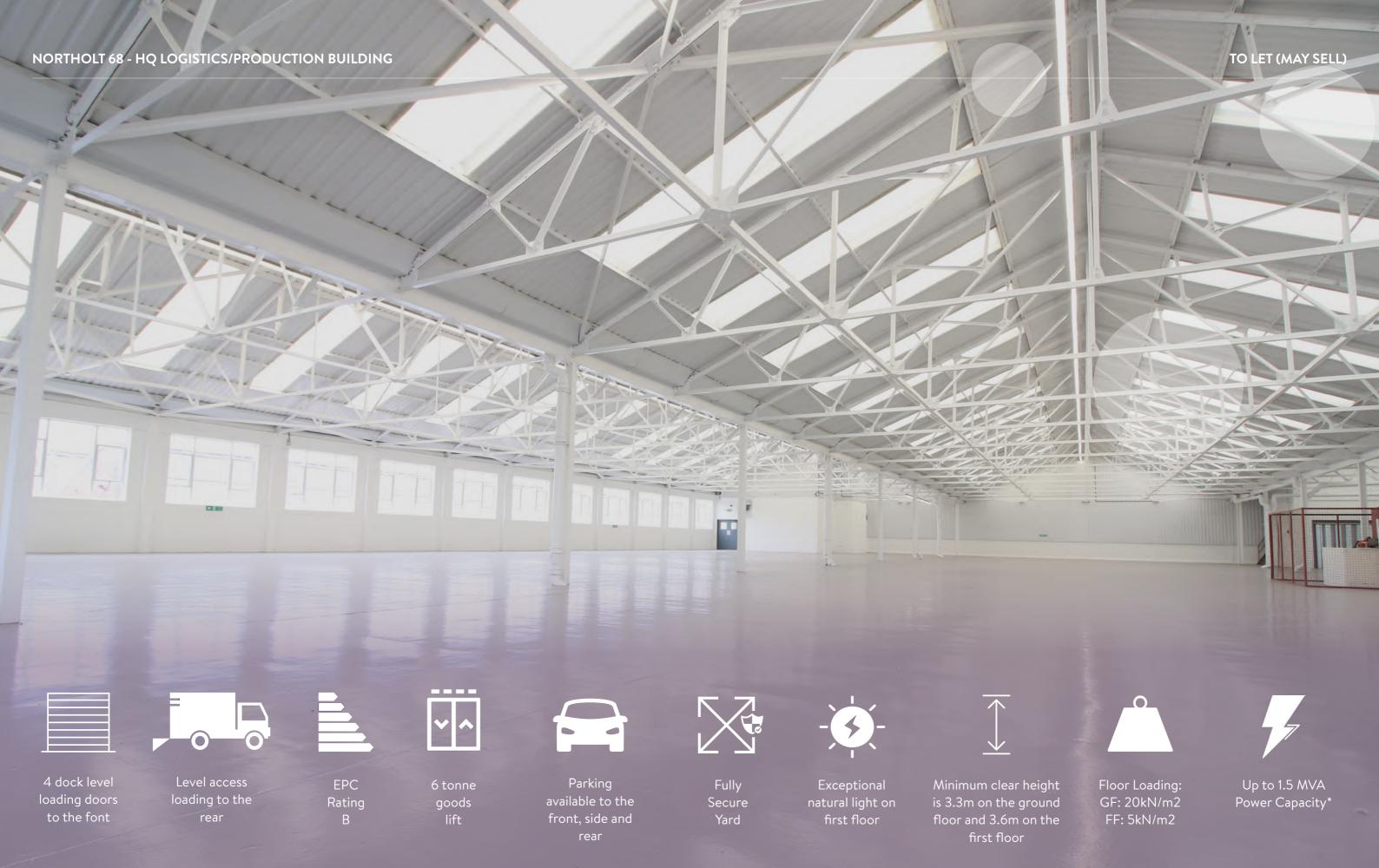


BELVUE ROAD | UB5 5QQ

68,492 SQ FT (6,363 SQ M)







# **LOCATION**

The property is located on Belvue Road, which connects to the A312 and A40 via Rowdell Road. The A40 Western Avenue provides direct access to central London and the M40/M25. Northolt68 is a 15minute drive from Pinewood Studios.

Northolt underground station (Central Line) is within close walking distance.

Destination	Distance/Time
A40	1 Mile
North Circular	4 Miles
M25	7.5 Miles
Northolt Underground Station	10 Minutes Walk
Pinewood Studios	15 Minutes Drive

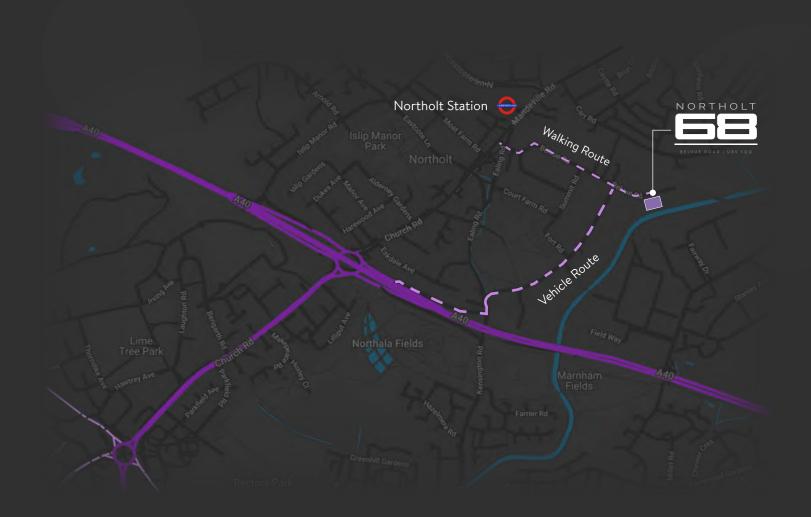
### **DESCRIPTION**

Northolt 68 is a two-storey industrial/warehouse building which has undergone a complete refurbishment programme. It provides accommodation over two floors within a fully gated, secure yard area suitable for both loading and parking.

The front elevation incorporates four loading bays complete with dock levelling positions with a level access loading door available to the rear of the property. Internally the building offers two floors of storage/warehouse accommodation with ancillary office and welfare space situated to the ground level. The building benefits from a goods lift with a loading capacity of 6 tonnes. In addition, there are two apertures within the first-floor slab to allow fork lift operation between both floors. The property sits on a broadly rectangular site of circa 1.22 acres, with frontage to the Grand Union Canal.

\*The Landlord has recently successfully increased the power supply allowing for up to 1.5 MVA capacity with 500 kVA available immediately and a further 1 MVA to follow.

RENT / PRICE	EPC RATING	TERMS OF LEASE
£18.50 per sq ft / Price On Application	Rated B	New FRI lease to be agreed



# **ACCOMMODATION**

Area	SQ FT	SQ M
Ground Floor Warehouse	34,182	3,175.60
First Floor Warehouse	34,310	3,187.60
TOTAL (approx GIA)	68,492	6,363.10
Site Area	1. 22 Acres	0.49 Hectares





#### **VIEWINGS AND FURTHER INFORMATION**

Please contact the joint agents



Dipesh Patel

07906 696666 dp@telsar.com

Jack Pav

07411 576313 jp@telsar.com



John Pocock

07766 072273 john.pocock@logixproperty.com

Callum Moloney

07815 692996 callum.moloney@logixproperty.com

NEWMARK 020 7493 3338 nmrk.com/en-gb/

loshua Pate

07782 271355 joshua.pater@nmrk.com

Freddie John

07788 394341 freddie.john@nmrk.com

#### LEGAL COSTS

Each party to bear their own legal costs.

#### **BUSINESS RATES**

The property has a: current rateable value (2025) of £236,000 current rates payable (2025) circa £130,980 per annum.

(Ealing Council, Property ref: 000706400010X)

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

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, seller(s) or lessor(s). 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. April 2025.