

**FULLY REFURBISHED
AVAILABLE NOW**



HALLMARK HOUSE

**ROWDELL ROAD
NORTHOLT UB5 6AG**

**DETACHED WAREHOUSE
AND OFFICE HQ FACILITY**

98,722 SQ FT TO LET
(9,171 SQ M)



DESCRIPTION

The property comprises a fully refurbished, modern detached warehouse and office building of steel portal frame construction. The site is self-contained with 360 degree circulation, and separate access into the secured car parking and yard areas.



14m CLEAR INTERNAL
HEIGHT RISING TO 17m
AT APEX



8 GROUND AND 3 DOCK
LEVEL LOADING DOORS



500kVA POWER SUPPLY
WITH UPGRADE POTENTIAL



EPC
RATING A



SECURE YARD
WITH 50m DEPTH



CAR PARKING AND
EV CHARGING



ROOFTOP
SOLAR PV



LED
LIGHTING



WALKING DISTANCE
TO NORTHOLT
(CENTRAL LINE) STATION



QUICK ACCESS
TO M40

ACCOMMODATION

Comprising the following GEA areas:

	SQ FT	SQ M
Ground floor warehouse	74,763	6,945.71
First floor reception	1,928	179.12
Second floor office	13,865	1,288.10
Third floor office	4,075	378.58
Fourth floor plant/ancillary	4,091	380.07
TOTAL	98,722	9,171.58





NORTHOLT UNDERGROUND STATION



CENTRAL LINE

(12 MIN WALK)

BELVUE ROAD

PARKING ACCESS

PARKING ACCESS

LOADING ACCESS

ROWDELL ROAD

A40 A312 (0.7 MILES)

PROVIDES DIRECT ACCESS TO CENTRAL LONDON AND:

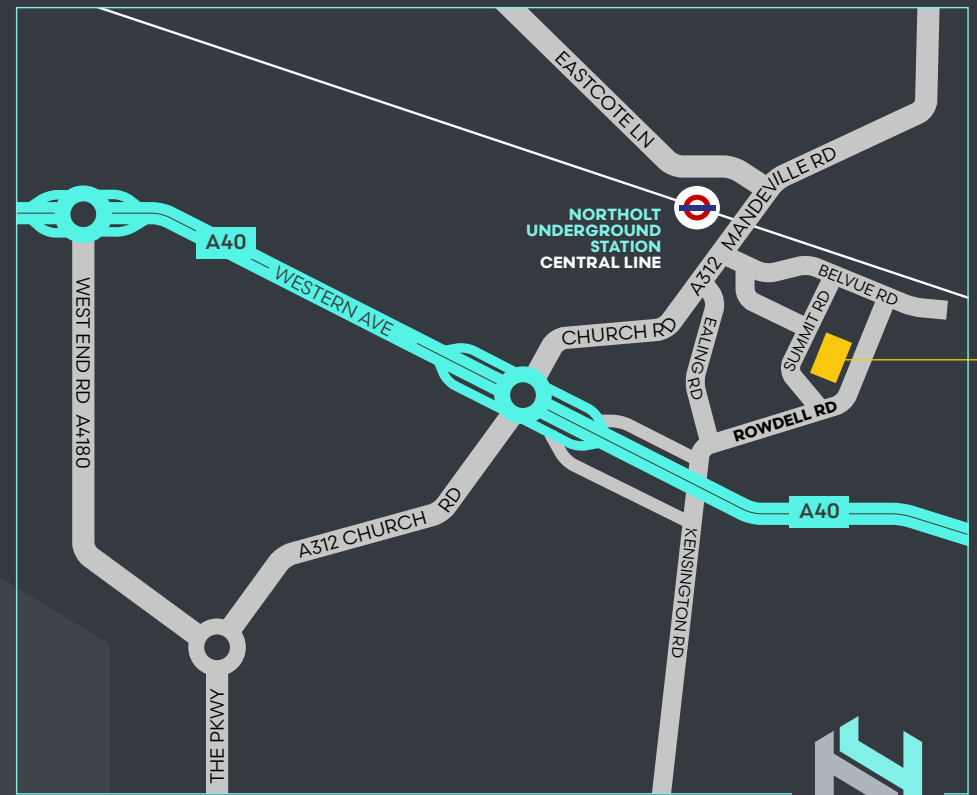
M40 J1 M25 J16

- 1 KAO DATA
- 2 FIRST NETWORK events
- 3 TODD DOORS
- 4 NRS Healthcare Putting People First
- 5 DHL Express
- 6 GXO
- 7 KUEHNE+NAGEL
- 8 BELAZU
- 9 ULTRA

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LOCATION

Hallmark House is located on Rowdell Road, which connects to the A312 and A40. The A40 Western Avenue provides direct access to central London and the M40/M25. Hallmark House is a 15 minute drive from Pinewood Studios and is also within short walking distance to Northolt Underground station (Central Line), providing direct services into Central London and the wider underground network.



VIEWINGS & FURTHER INFORMATION

Please contact the joint sole agents:

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