

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 TO 1.5MVA IN 2026



EPC RATING A



SECURE YARD WITH 50m DEPTH



125 CAR PARKING SPACES AND EV CHARGING



ROOFTOP SOLAR PV PROVIDING £38,363* SAVING



LED LIGHTING



WALKING DISTANCE TO NORTHOLT (CENTRAL LINE) STATION



QUICK ACCESS TO M40

ACCOMMODATION

Comprising the following GEA areas:

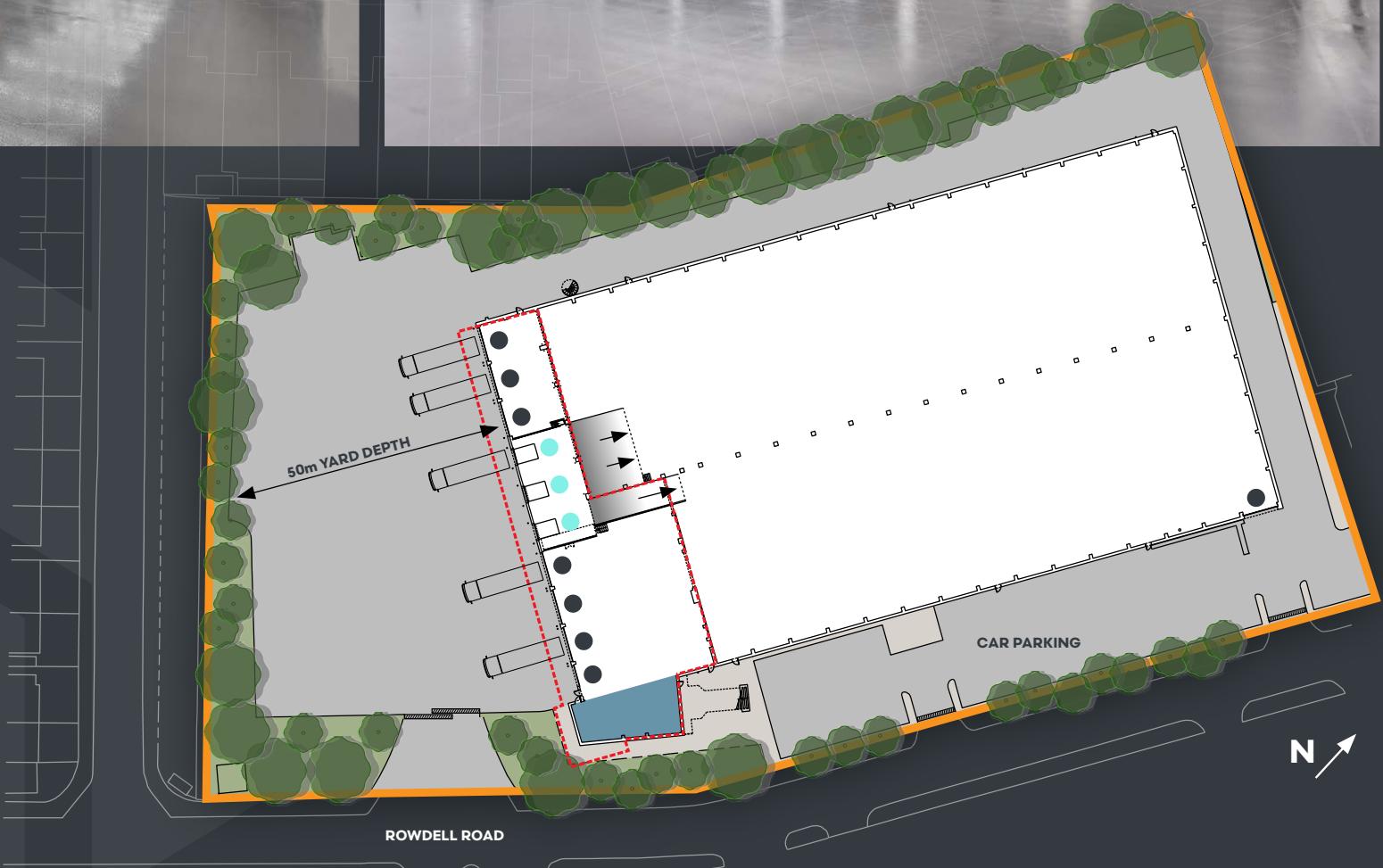
| | SQ FT | SQ M |
|------------------------------|---------------|-----------------|
| Ground floor warehouse | 74,763 | 6,945.71 |
| First floor reception | 1,928 | 179.12 |
| Second floor office | 13,865 | 1,288.10 |
| Third floor office | 4,075 | 378.58 |
| Fourth floor plant/ancillary | 4,091 |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

*assuming unit cost of £0.30p per kWh





- 8 GROUND LEVEL LOADING DOORS
- 3 DOCK LEVEL LOADING DOORS
- OFFICES ABOVE
- OFFICES
- ↓ RAMPS TO WAREHOUSE FLOOR





A40 **A312** **(0.7 MILES)**

**PROVIDES DIRECT ACCESS TO
CENTRAL LONDON AND:**

M40 J1

M25 J16

/// reward.works.deals

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.

- 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**



VIEWINGS & FURTHER INFORMATION

Please contact the joint sole agents:

**HOLLIS
HOCKLEY**

01189 680650

hollishockley.co.uk

NICK HARDIE

07732 473357

nick.hardie@hollishockley.co.uk

FREDDIE CHANDLER

07935 769627

freddie.chandler@hollishockley.co.uk

logix
PROPERTY

020 3855 5790

logixproperty.com

CALLUM MOLONEY

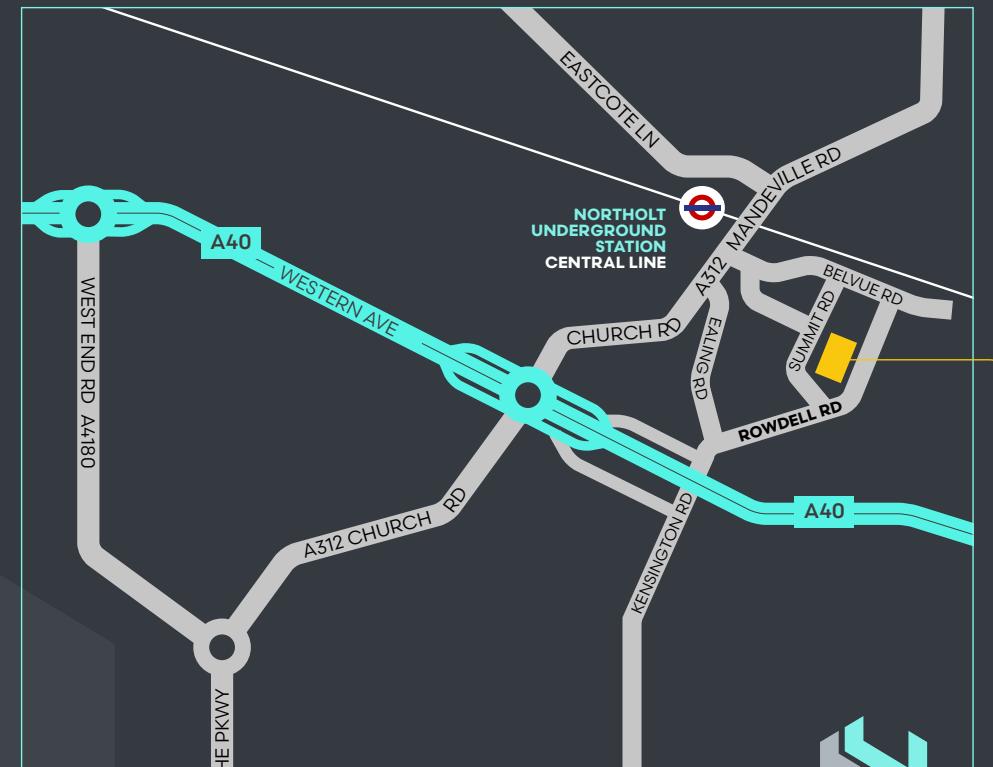
07815 692996

callum.moloney@logixproperty.com

ALEX KINGTON

07717 704538

alex.kington@logixproperty.com



**HALLMARK
HOUSE**
ROWDELL ROAD
NORTHOLT UB5 6AG



reward.works.deals

HALLMARK-HOUSE.CO.UK

Property Misdescriptions Act 1991 / Misrepresentation Act, 1967. Hollis Hockley and Logix Property for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the agents of their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein, and the vendor does not make or give, and neither the agents nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. July 2025