

**FULLY REFURBISHED  
AVAILABLE NOW**



**TAKE  
A TOUR**

# HALLMARK HOUSE

**ROWDELL ROAD  
NORTHOLT UB5 6AG**

**DETACHED WAREHOUSE  
AND OFFICE HQ FACILITY**

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



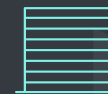


## DESCRIPTION

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
<b>TOTAL</b>	<b>98,722</b>	<b>9,171.58</b>

\*assuming unit cost of £0.30p per kWh

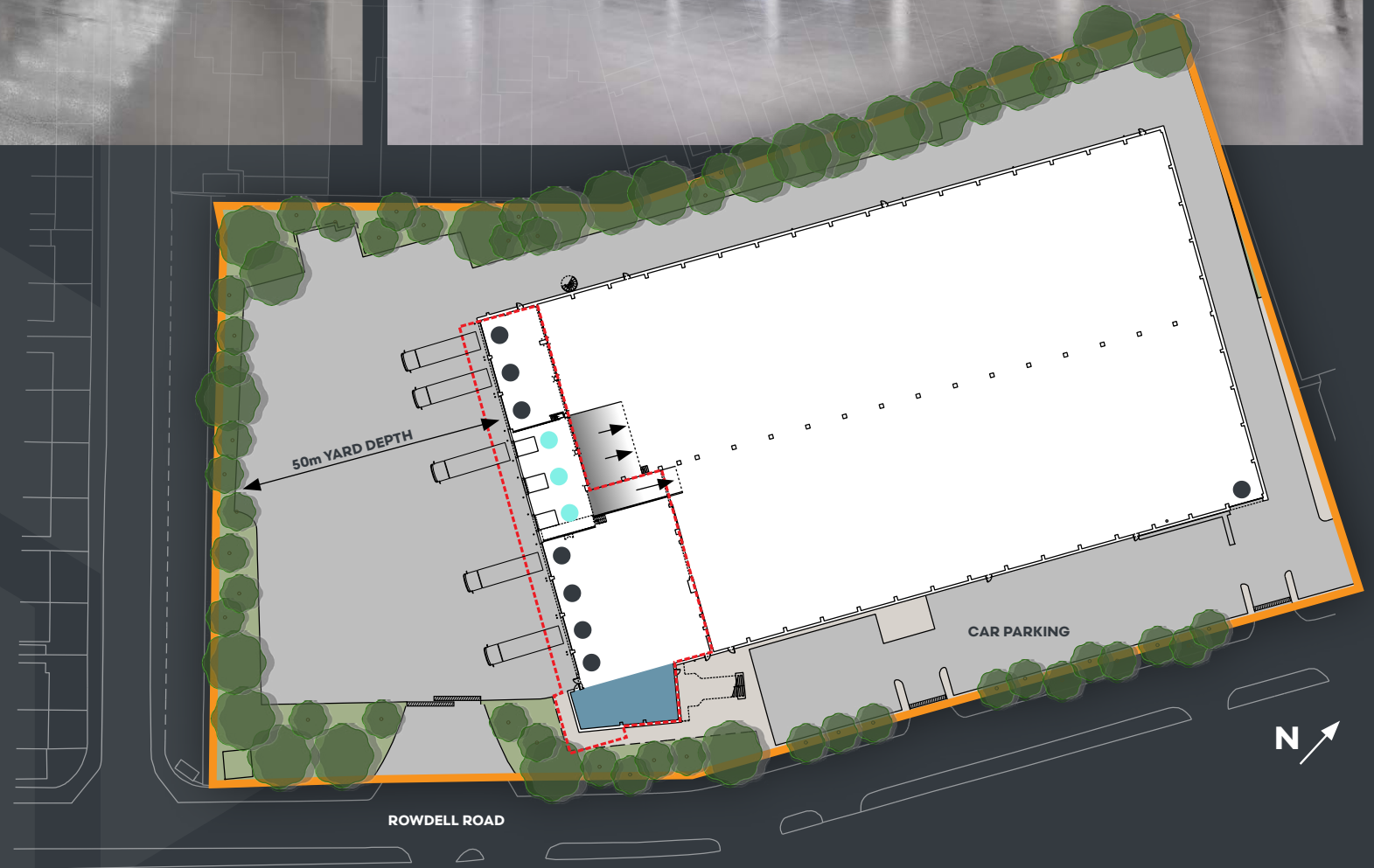








- 8 GROUND LEVEL  
LOADING DOORS
- 3 DOCK LEVEL  
LOADING DOORS
- OFFICES ABOVE
- OFFICES
- ↓ RAMPS TO  
WAREHOUSE FLOOR







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

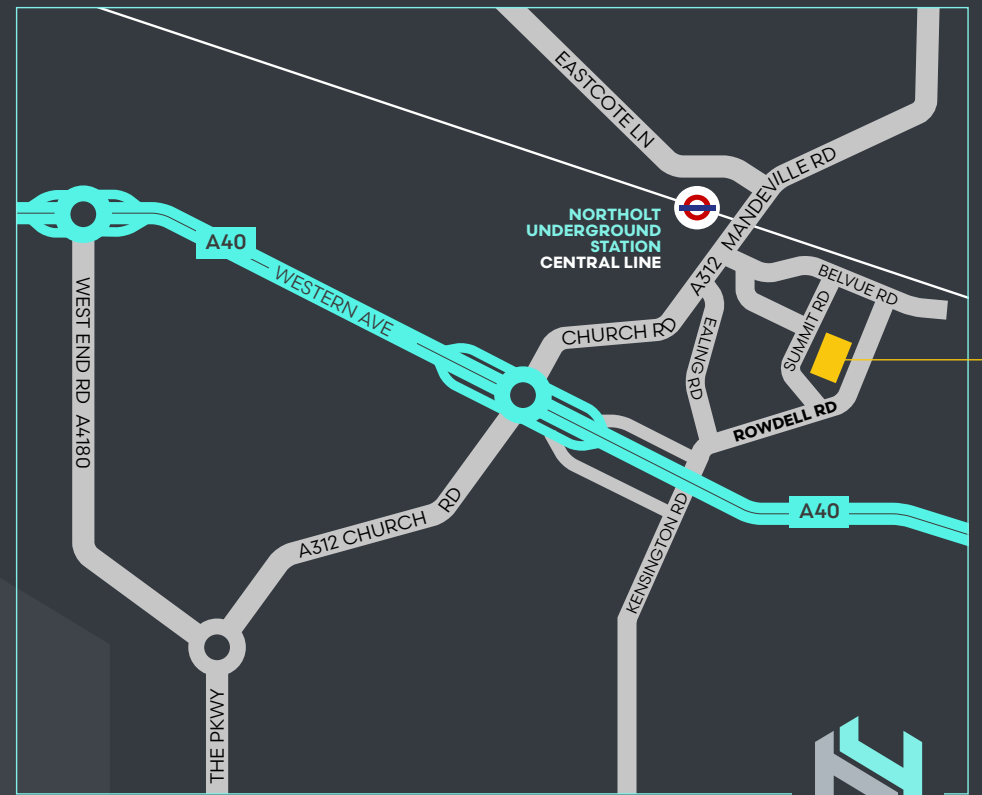


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## LOCATION

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

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**HALLMARK  
HOUSE**

**ROWDELL ROAD  
NORTHOLT UB5 6AG**



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**HALLMARK-HOUSE.CO.UK**

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