



NORTHOLT 68

BELVUE ROAD UB5 5QQ

HQ LOGISTICS/PRODUCTION FACILITY

68,492 SQ FT

TO LET

POWER • SCALE • CONNECTIVITY



EXPLORE
THE BUILDING



FULLY REFURBISHED
HQ FACILITY
FOR LOGISTICS/PRODUCTION USES

NORTHOLT 68 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.

POWER



6 TONNE
goods lift



First Floor
5 kN/m²

Ground Floor
20 kN/m²

FLOOR LOADING
capacities



TWO FLOORS TOTALLING
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

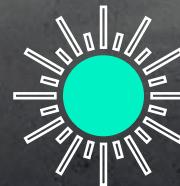


4 DOCK LEVEL

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 PANAVISION

7 WOLSELEY

10 FIRST
NETWORK
events

2 BELAZU

5 Dunelm

8 ragasaan

3 LAVAZZA

6 Dulux

9 TODD
DOORS

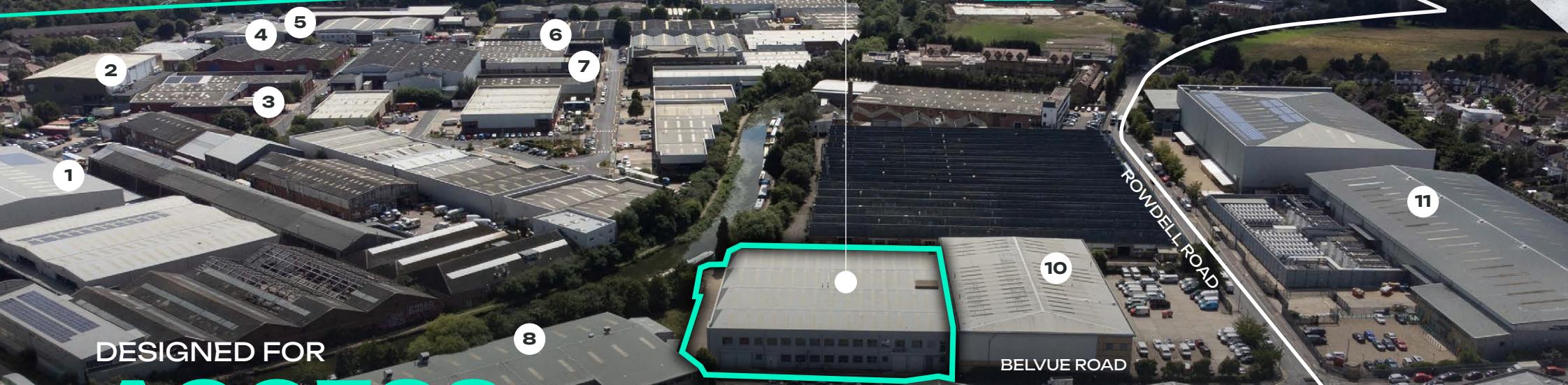


NORTHOLT 68

BELVUE ROAD UB5 5QQ

WEST END &
THE CITY

M40, M25, HEATHROW
AIRPORT & THE WEST



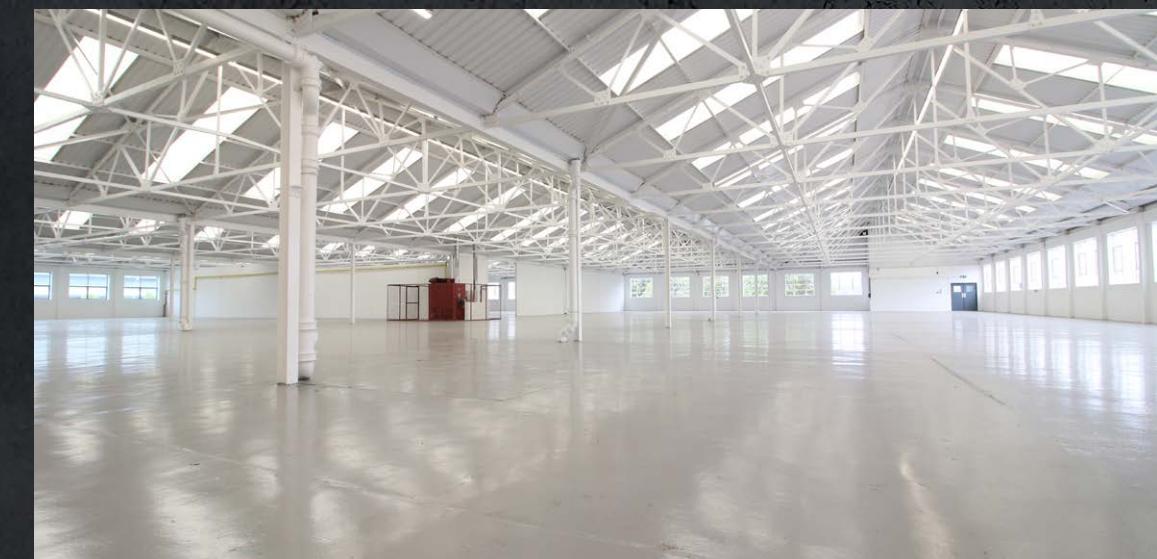
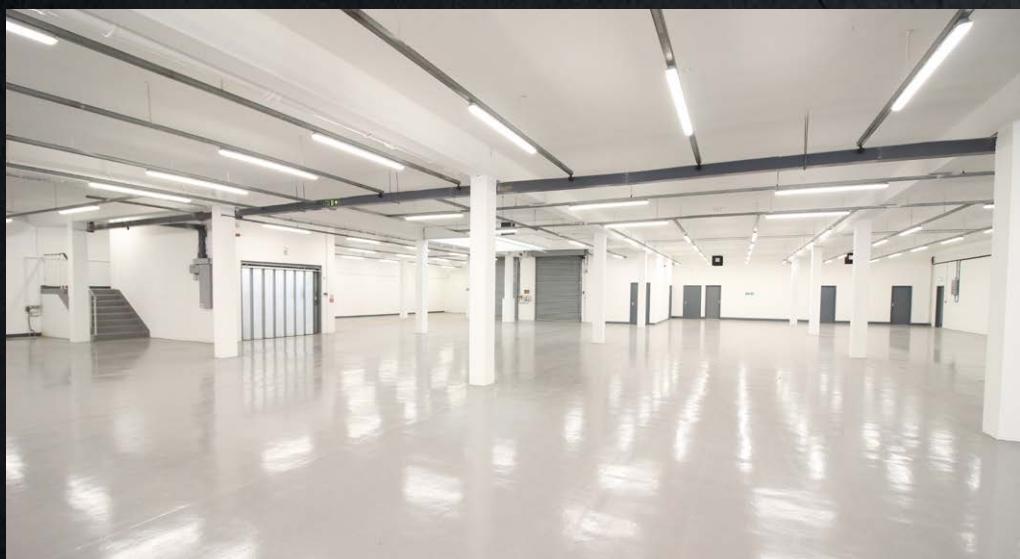
DESIGNED FOR ACCESS

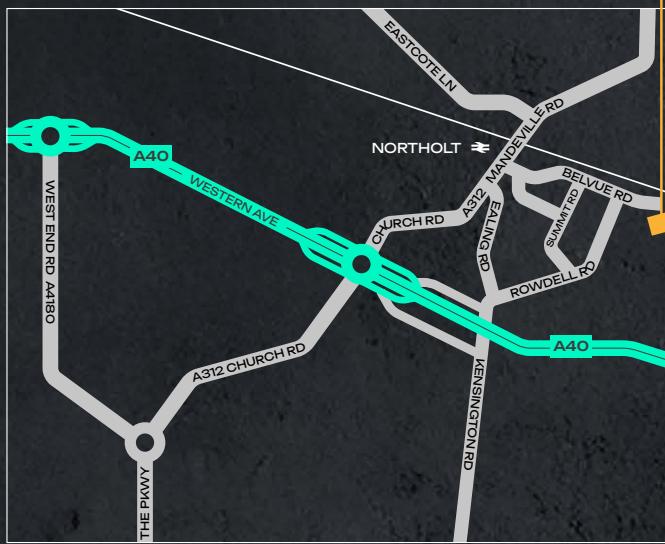
NORTHOLT 68 occupies a well-connected position on Belvue Road, linking directly to the A312 and A40. The A40 provides fast access to Central London and the M40/M25, with Pinewood Studios just a 15-minute drive away. Northolt Underground Station (Central Line) is within easy walking distance.

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



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





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.