



# **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

**NORTHOLT68** 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.



**6 TONNE**  
goods lift



First Floor  
**5 kN/m<sup>2</sup>**

Ground Floor  
**20 kN/m<sup>2</sup>**

**FLOOR LOADING**  
capacities

**POWER**





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
<b>TOTAL GIA (approx)</b>	<b>6,363.10</b>	<b>68,492</b>



**MIN CLEAR HEIGHT**

ground - 3.3m  
first - 3.6m



**LEVEL ACCESS**

loading to the rear



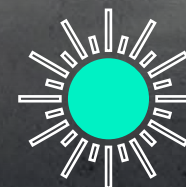
**4 DOCK LEVEL**

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

11 KAO DATA

3 LAVAZZA

6 Dulux

9 TODD DOORS



## NORTHOLT 68

BELVUE ROAD UB5 5QQ

WEST END & THE CITY  
←

M40, M25, HEATHROW AIRPORT & THE WEST  
→

A40

ROWDELL ROAD

BELVUE ROAD

NORTHOLT UNDERGROUND STATION →

DESIGNED FOR

# ACCESS

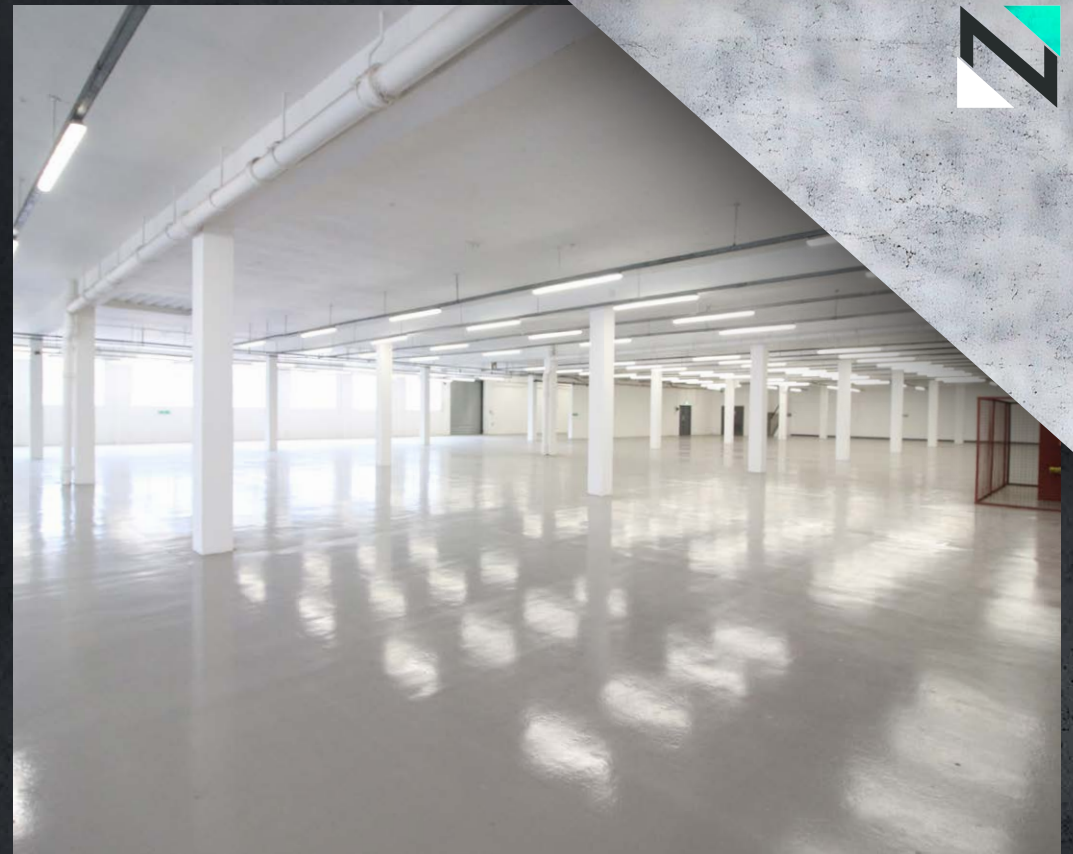
**NORTHOLT68** occupies a well-connected position on Belvue Road, linking directly to the A312 and A40. The A40 provides fast access to Central London and the M40/M25, with Pinewood Studios just a 15-minute drive away. Northolt Underground Station (Central Line) is within easy walking distance.

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

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





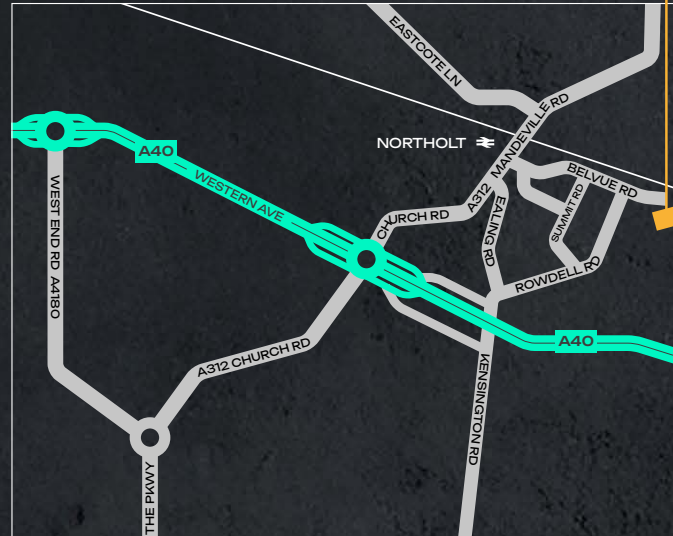






## NORTHOLT 68

BELVUE ROAD UB5 5QQ



lock.crop.lakes

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.

The Agents, Vendors or Lessors of this property give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. February 2026.