

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









**NORTHOLT UNDERGROUND STATION**  
**CENTRAL LINE**  
(12 MIN WALK)

**BELVUE ROAD**

**ROWDELL ROAD**

PARKING ACCESS

PARKING ACCESS

LOADING ACCESS

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

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

**M40 J1** **M25 J16**

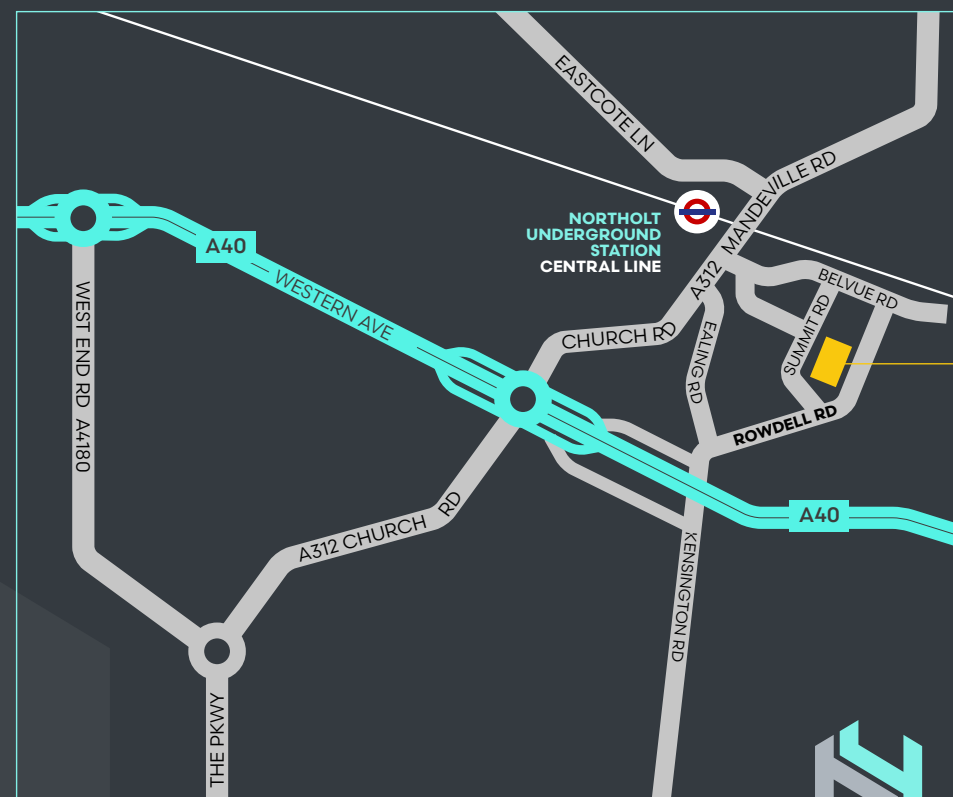
- 1 **KAO DATA**
- 2 **FIRST NETWORK events**
- 3 **TODD DOORS**
- 4 **NRS Healthcare**  
Putting People First
- 5 **DHL Express**
- 6 **GXO**
- 7 **KUEHNE+NAGEL**
- 8 **BELAZU**
- 9 **ULTRA**

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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.





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