

**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



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:

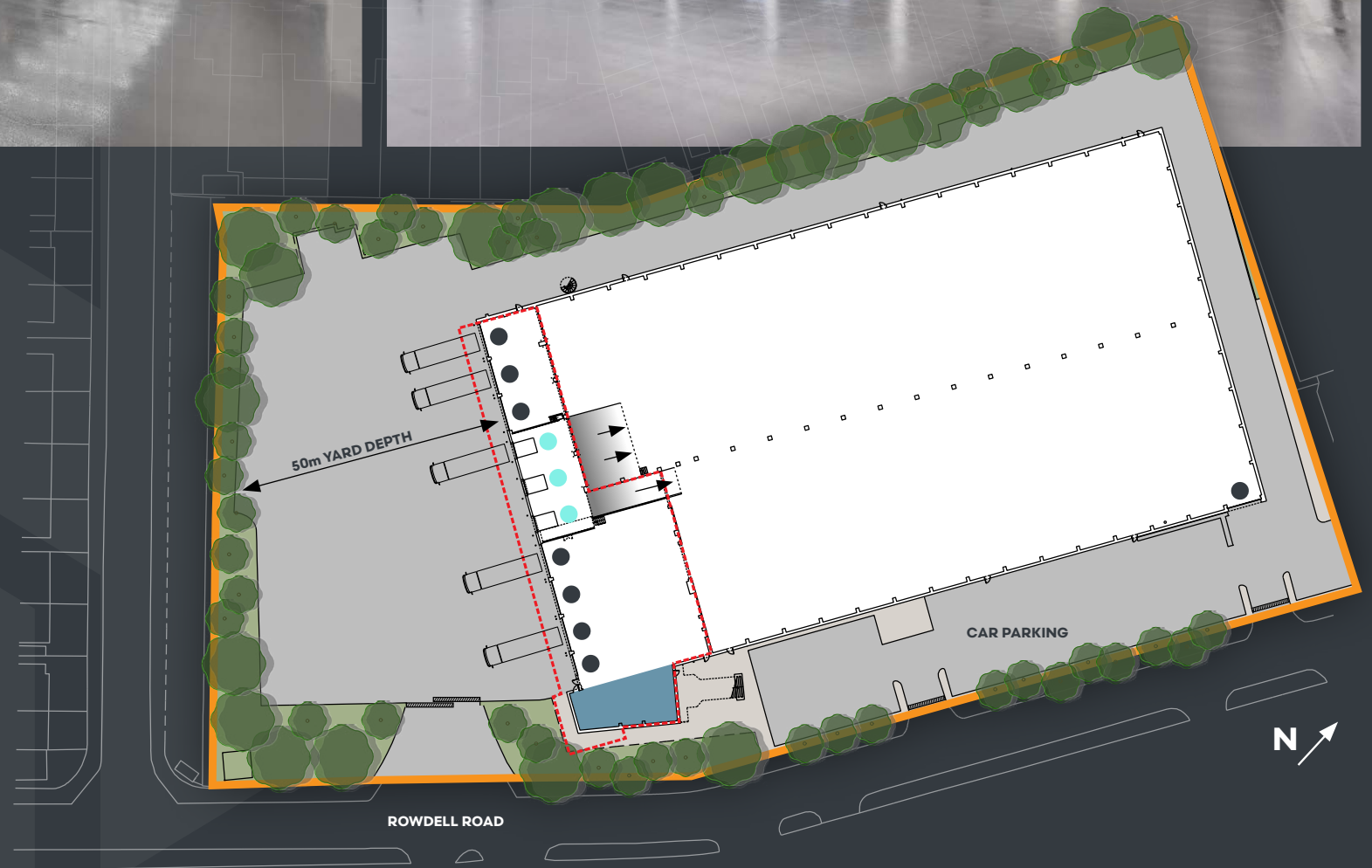
	SQ FT	SQ M
Ground floor warehouse	74,763	6,945.71
First floor reception	1,928	179.12
Second floor office	13,865	1,288.10
Third floor office	4,075	378.58
Fourth floor plant/ancillary	4,091	380.07
TOTAL	98,722	9,171.58

*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





NORTHOLT UNDERGROUND STATION
CENTRAL LINE
(12 MIN WALK)

BELVUE ROAD

ROWDELL ROAD

PARKING ACCESS

PARKING ACCESS

LOADING ACCESS

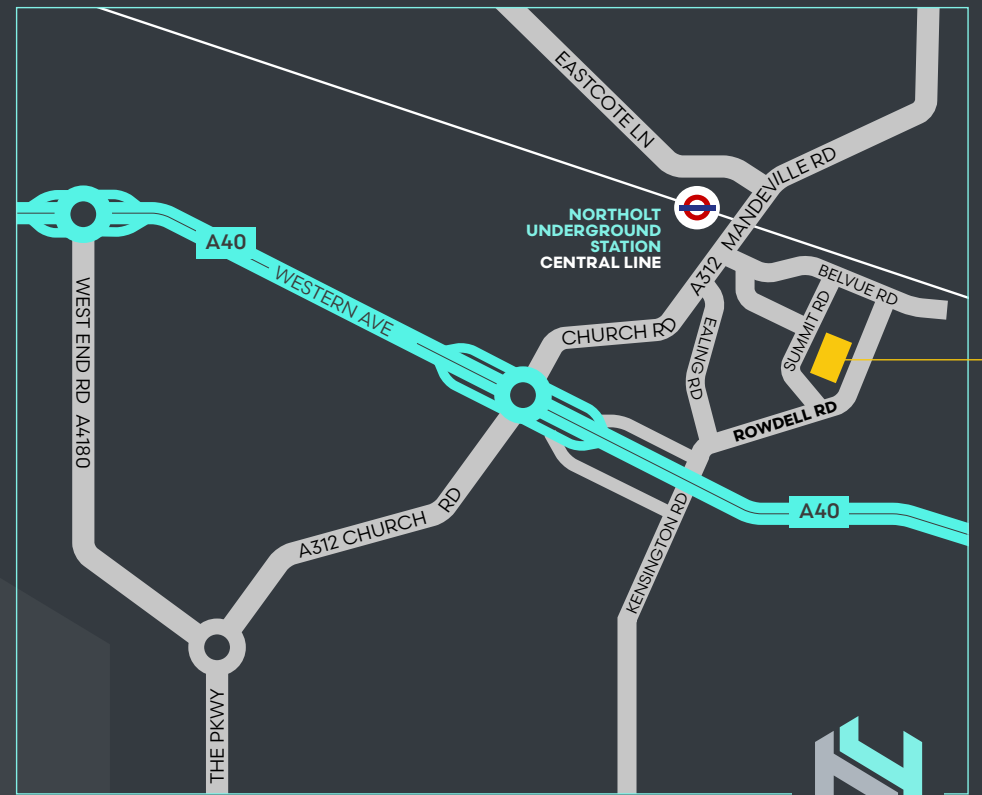
A40 **A312** (0.7 MILES)
PROVIDES DIRECT ACCESS TO CENTRAL LONDON AND:
M40 J1 **M25 J16**

- 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.



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

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HALLMARK-HOUSE.CO.UK

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