

**UNDER REFURBISHMENT  
AVAILABLE Q2 2025**



# 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 modern detached warehouse and office building of steel portal frame construction built in two bays. The site is self-contained with 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



TARGET  
EPC 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 office	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

PARKING ACCESS

PARKING ACCESS

LOADING ACCESS

ROWDELL ROAD

A40

A312

(0.7 MILES)

PROVIDES DIRECT ACCESS TO  
CENTRAL LONDON AND:

M40 J1

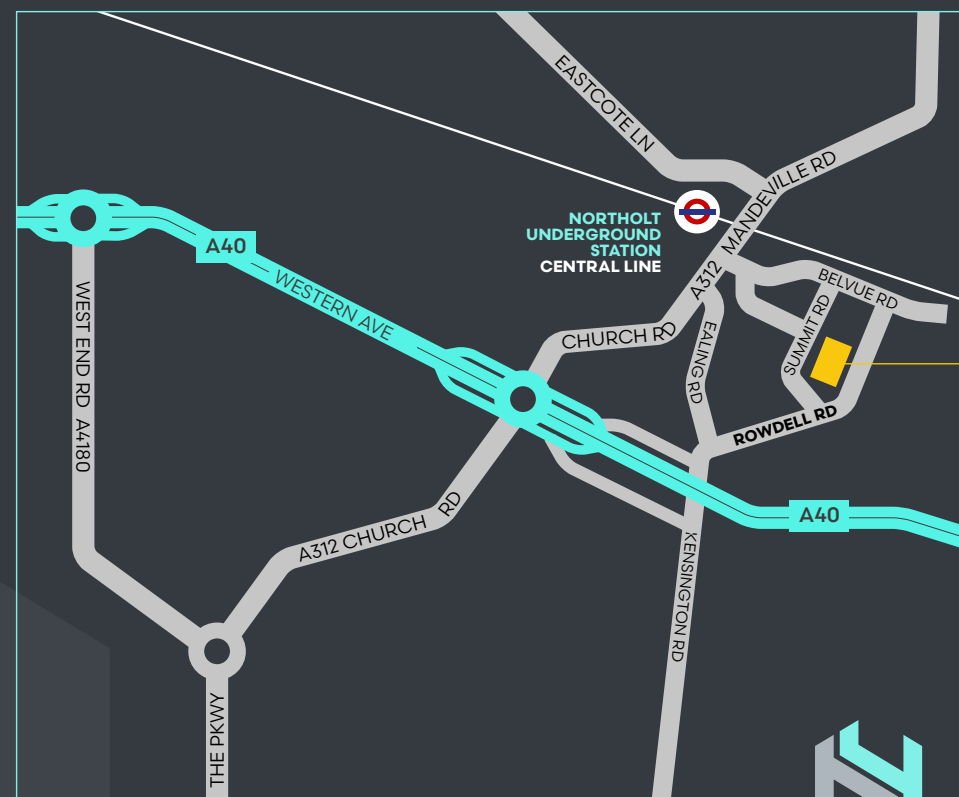
M25 J16

- 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

## LOCATION

The property 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. The unit is also in close proximity to Northolt Underground station which is on the Central Line, leading into Central London and the wider underground network.





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NORTHOLT UB5 6AG



reward.works.deals

## VIEWINGS & FURTHER INFORMATION

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