FULLY REFURBISHED
AVAILABLE NOW

TAKE A TOUR

HALLMARK HOUSE

ROWDELL ROAD
NORTHOLT UB5 6AG

DETACHED WAREHOUSE AND OFFICE HQ FACILITY

98,722 SQ FT TO LET
(9,171 SQ M)

14m CLEAR INTERNAL HEIGHT RISING TO 17m AT APEX

8 GROUND AND 3 DOCK LEVEL LOADING DOORS

POWER SUPPLY 1.5MVA

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

DESCRIPTION

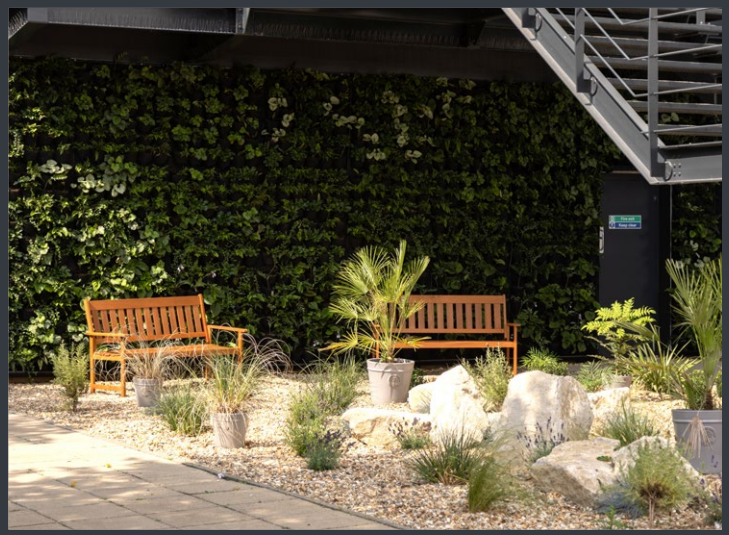
The property comprises a fully refurbished, modern detached warehouse and office building of steel portal frame construction. The site is self-contained with 360 degree circulation, and separate access into the secured car parking and yard areas.

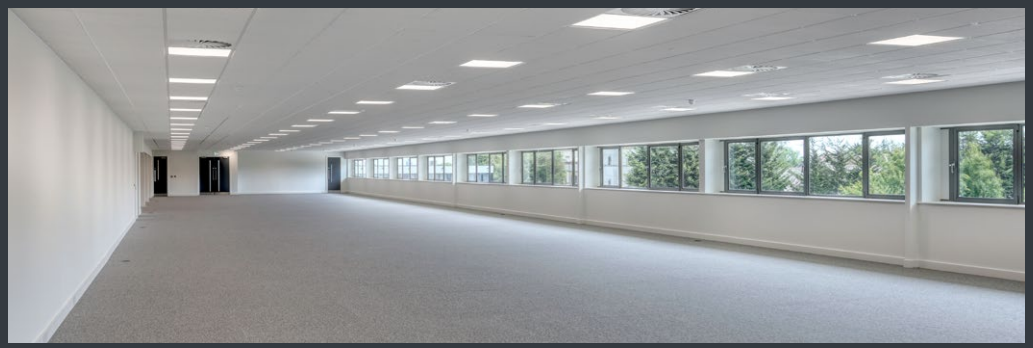
ACCOMMODATION

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

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

A40 A312 (0.7 MILES)

PROVIDES DIRECT ACCESS TO CENTRAL LONDON AND:

M40 J1 M25 J16

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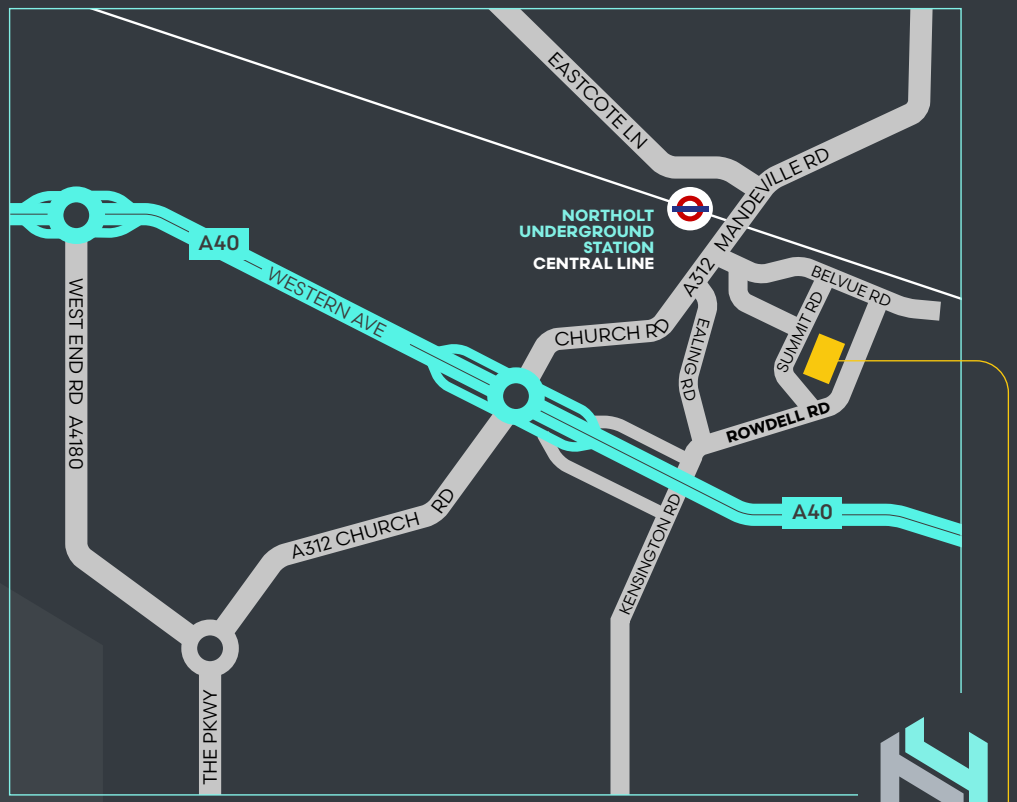
LOCATION

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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VIEWINGS & FURTHER INFORMATION

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