



## Hallmark House

Rowdell Road, Northolt, UB5 6AG

### Detached Warehouse & Office Headquarters Space

**90,125 sq ft**  
(8,372.89 sq m)

- To be refurbished
- 15m clear internal height
- 8 level access doors
- 3 dock level loading doors
- Secure yard with 50m depth
- Walking distance to Northolt Underground station
- EV charging points
- Rooftop Solar PV

# Hallmark House, Rowdell Road, Northolt, UB5 6AG

## Summary

<b>Available Size</b>	90,125 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£731,640 per annum
<b>Rateable Value</b>	£1,340,000
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a modern detached warehouse and office building of steel port frame construction built in two bays. The site is secure with separate access into the yard and car parking areas. The yard extends to approximately 50 metres. The warehouse benefits from 15 metres clear height and LED lighting.

## 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 15minute 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor Warehouse	72,542	6,739.37	Available
Unit - First Floor Reception	1,292	120.03	Available
Unit - Second Floor Office	11,741	1,090.77	Available
Unit - Third Floor Office	3,664	340.40	Available
Unit - Fourth Floor Plant	886	82.31	Available
<b>Total</b>	<b>90,125</b>	<b>8,372.88</b>	



## Viewing & Further Information



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