



PRIME UNIT

Hallmark House, Rowdell Road, Northolt, UB5 6AG

Detached warehouse / HQ facility in an excellent location close to the A40 and London Underground (Central Line)

Summary

Tenure	To Let
Available Size	98,722 sq ft / 9,171.57 sq m
Business Rates	N/A
EPC Rating	A

Key Points

- Comprehensively refurbished
- 8 level access loading doors
- Secure yard with a 50m max depth
- Walking distance to Northolt Underground station
- 14m clear internal height, rising to 17m at apex
- 3 dock level loading doors
- 500kVA power supply with ability to increase to 1.5MVA
- Rooftop Solar PV providing an estimated saving of £38,363 p.a. (assuming unit cost of

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DESCRIPTION

The property comprises a steel portal frame warehouse, with an excellent clear internal height of 14m.

The building benefits from a secure yard area with 50m max yard depth and substantial loading provision of 8 ground level and 3 dock level loading doors.

The building is situated on a large secure site with generous car parking provision and 360 degree access for smaller vehicles.

There are three floors of office accommodation which can be flexible to suit an occupier's requirements, as a well as a prominent entrance/reception area and board room.

LOCATION

Hallmark House benefits from excellent access to both the major road network and public transport.

Hallmark House is just 4 miles from the North Circular, 5.5 miles from Junction 1 of the M40 and 7.8 miles from Junction 16 of the M25.

Northolt Underground Station is a 10 minute walk from the Hallmark House, which is on the Central Line. Additionally Fort Road Bus Stop is directly adjacent to the unit, which has buses running every 15 minutes.

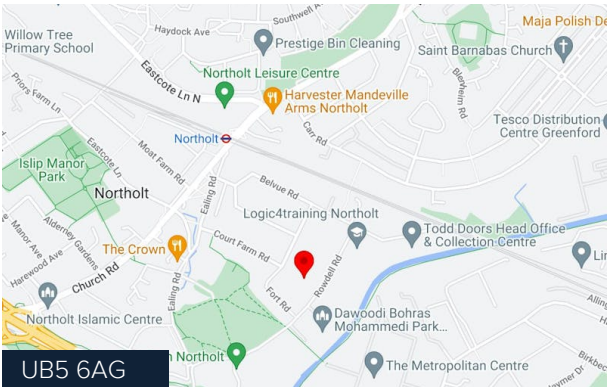
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	74,763	6,945.71	Available
1st - Reception	1,928	179.12	Available
2nd	13,865	1,288.10	Available
3rd	4,075	378.58	Available
4th	4,091	380.07	Available
Total	98,722	9,171.58	

VIEWINGS

Strictly by appointment via the joint sole agents, Logix or Hollis Hockley.



Viewing & Further Information

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CALLUM MOLONEY (LOGIX PROPERTY)

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