

TO LET (MAY SELL)

RECENTLY REFURBISHED  
HQ INDUSTRIAL / PRODUCTION BUILDING

MOST ECONOMICAL BUILDING IN WEST LONDON



NORTHOLT

688

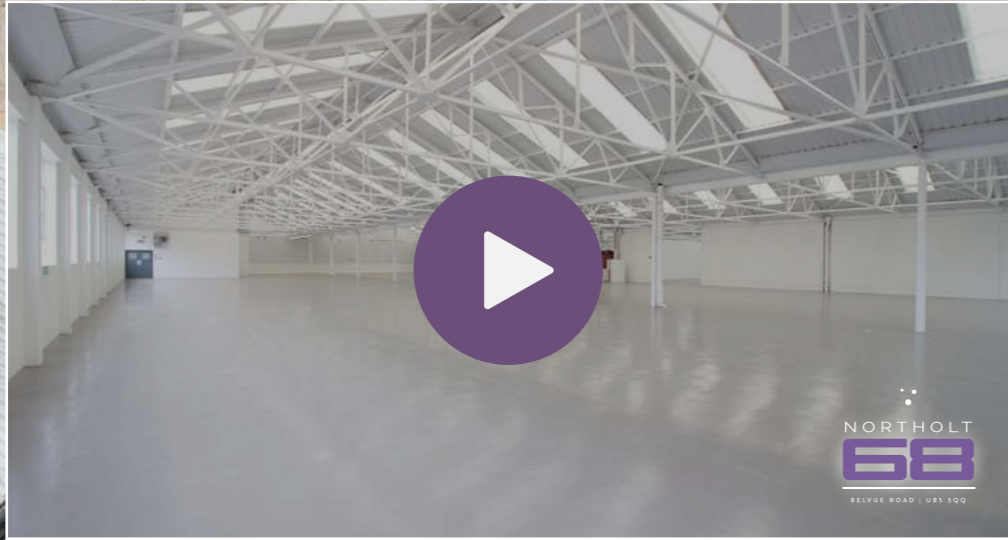
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BELVUE ROAD | UB5 5QQ

68,492 SQ FT (6,363 SQ M)

NORTHOLT 68 - HQ LOGISTICS/PRODUCTION BUILDING

TO LET (MAY/SELL)



NORTHOLT  
**68**  
BELVUE ROAD | UB5 5QQ

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**68**

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← WEST END / CITY

M40 / M25 / HEATHROW / THE WEST →

 GREENFORD UNDERGROUND

NORTHOLT UNDERGROUND 

ULTRA ELECTRONICS

DUNELM MILL

MONSTER ENERGY

A 40

A 40

A 40

A 40

LAVAZZA COFFEE

FM COSMETICS

MAYOR'S POLICE DEPOT

ARRINGFORD

BARCLAYS

**NORTHOLT  
68**  
BELVUE ROAD | UB5 5QQ

GAS LOGIC

W.HANSON

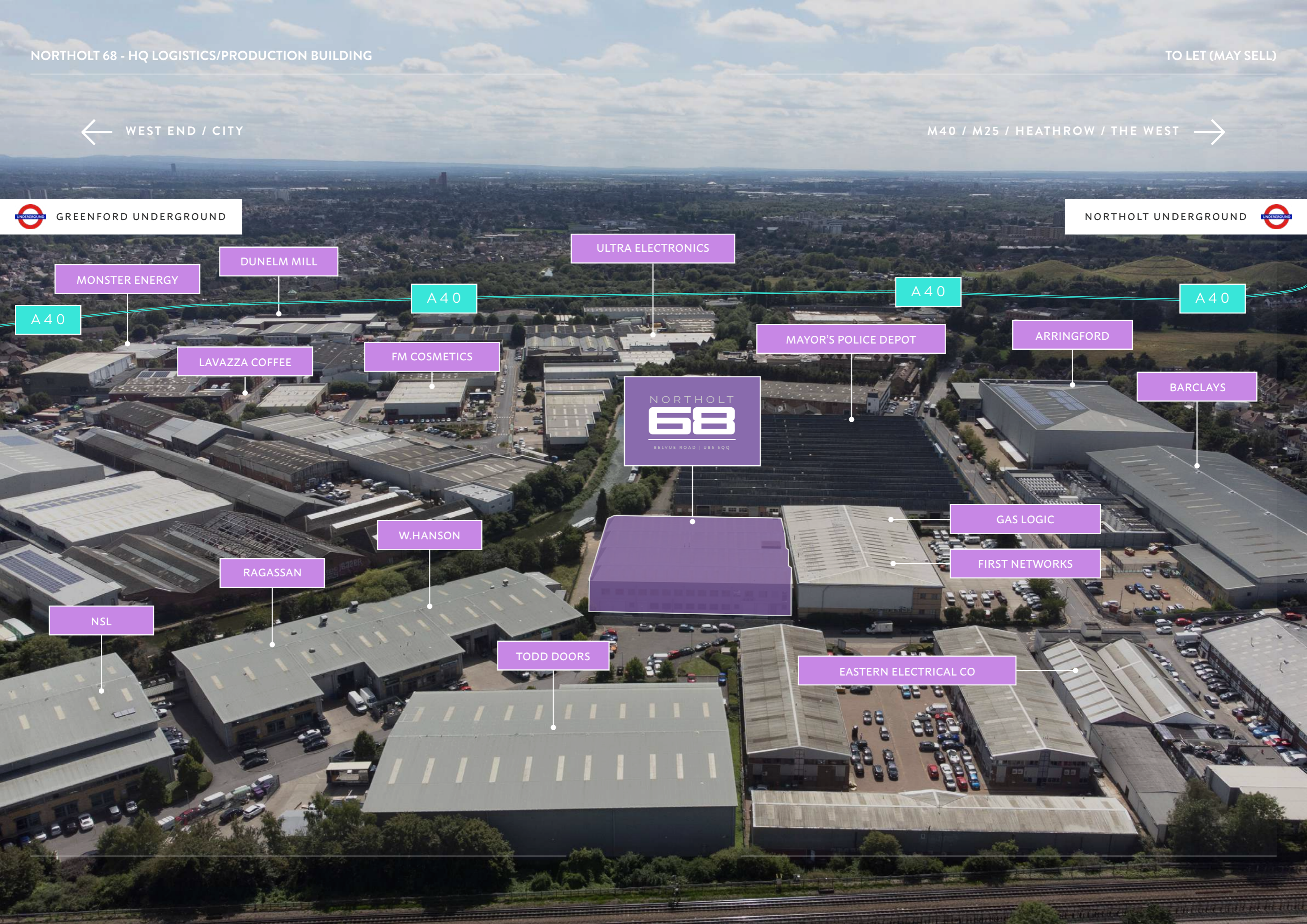
FIRST NETWORKS

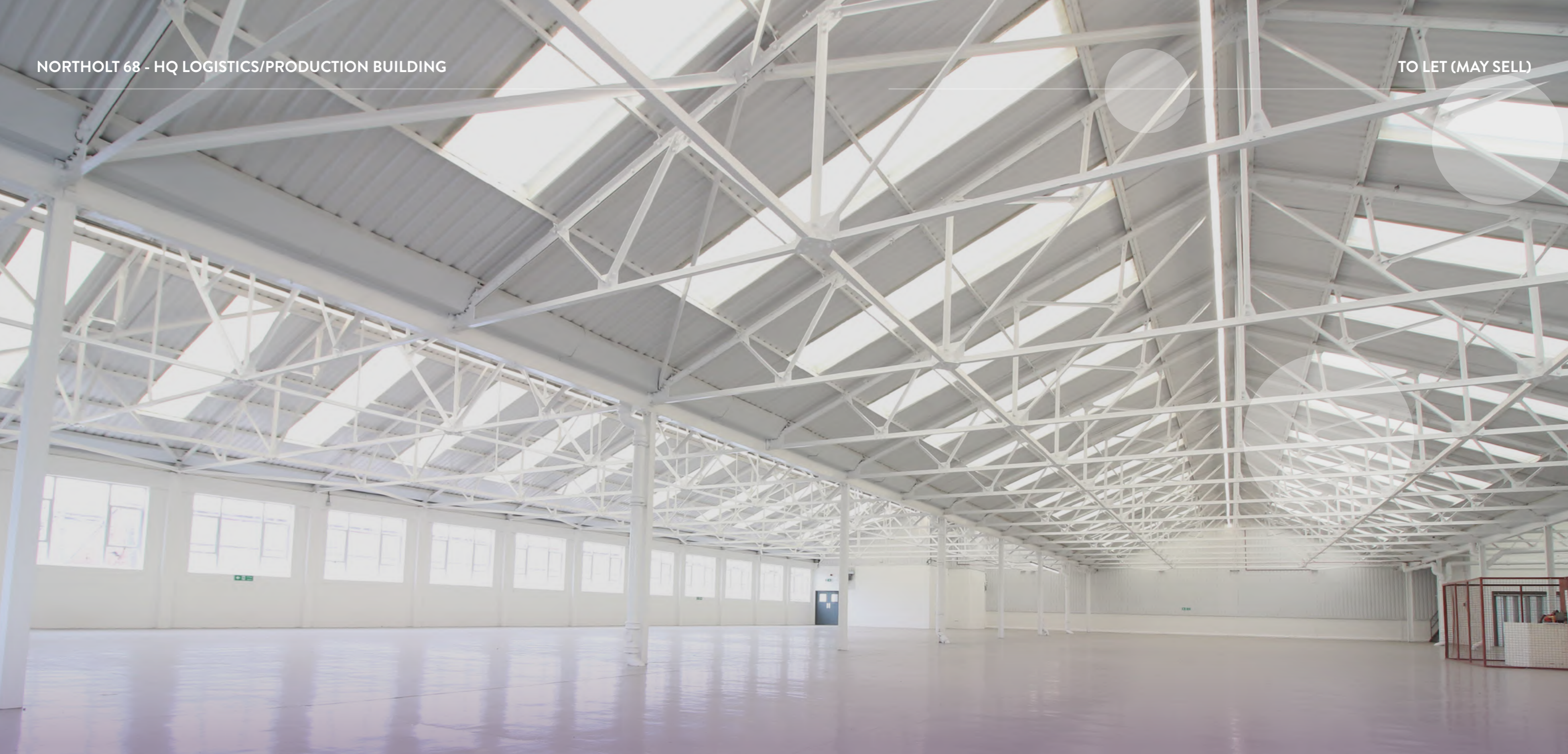
RAGASSAN

NSL

TODD DOORS

EASTERN ELECTRICAL CO





4 dock level loading doors to the front



Level access loading to the rear



EPC Rating B



6 tonne goods lift



Parking available to the front, side and rear



Fully Secure Yard



Exceptional natural light on first floor



Minimum clear height is 3.3m on the ground floor and 3.6m on the first floor



Floor Loading: GF: 20kN/m<sup>2</sup> FF: 5kN/m<sup>2</sup>

## LOCATION

The property is located on Belvue Road, which connects to the A312 and A40 via Rowdell Road. The A40 Western Avenue provides direct access to central London and the M40/M25. Northolt68 is a 15minute drive from Pinewood Studios.

Northolt underground station (Central Line) is within close walking distance.

Destination	Distance/Time
A40	1 Mile
North Circular	4 Miles
M25	7.5 Miles
Northolt Underground Station	10 Minutes Walk
Pinewood Studios	15 Minutes Drive

## DESCRIPTION

Northolt 68 is a two-storey industrial/warehouse building which has undergone a complete refurbishment programme. It provides accommodation over two floors within a fully gated, secure yard area suitable for both loading and parking.

The front elevation incorporates four loading bays complete with dock levelling positions with a level access loading door available to the rear of the property. Internally the building offers two floors of storage/warehouse accommodation with ancillary office and welfare space situated to the ground level. The building benefits from a goods lift with a loading capacity of 6 tonnes. In addition, there are two apertures within the first-floor slab to allow fork lift operation between both floors. The property sits on a broadly rectangular site of circa 1.22 acres, with frontage to the Grand Union Canal.

### RENT / PRICE

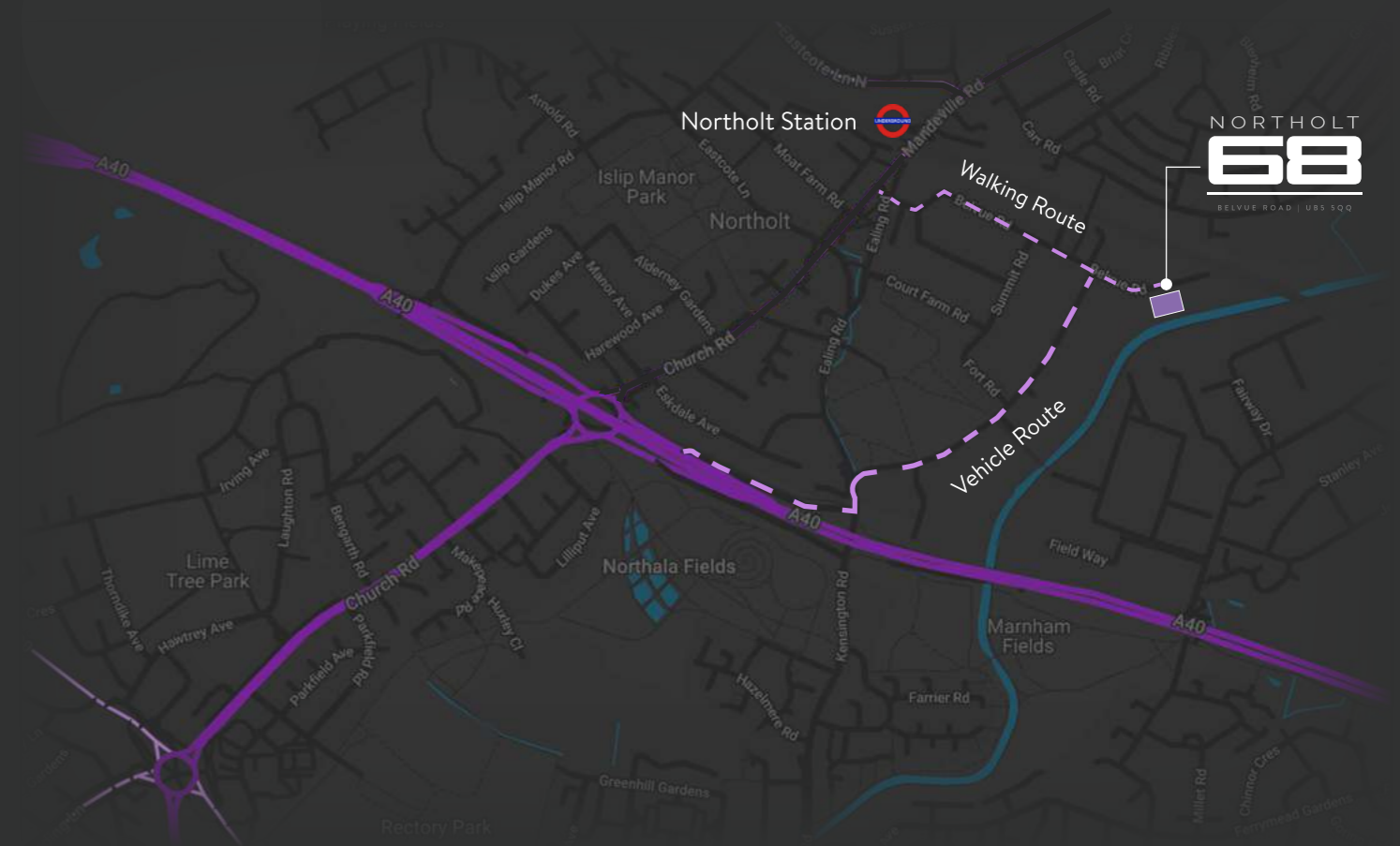
On Application

### EPC RATING

Rated B

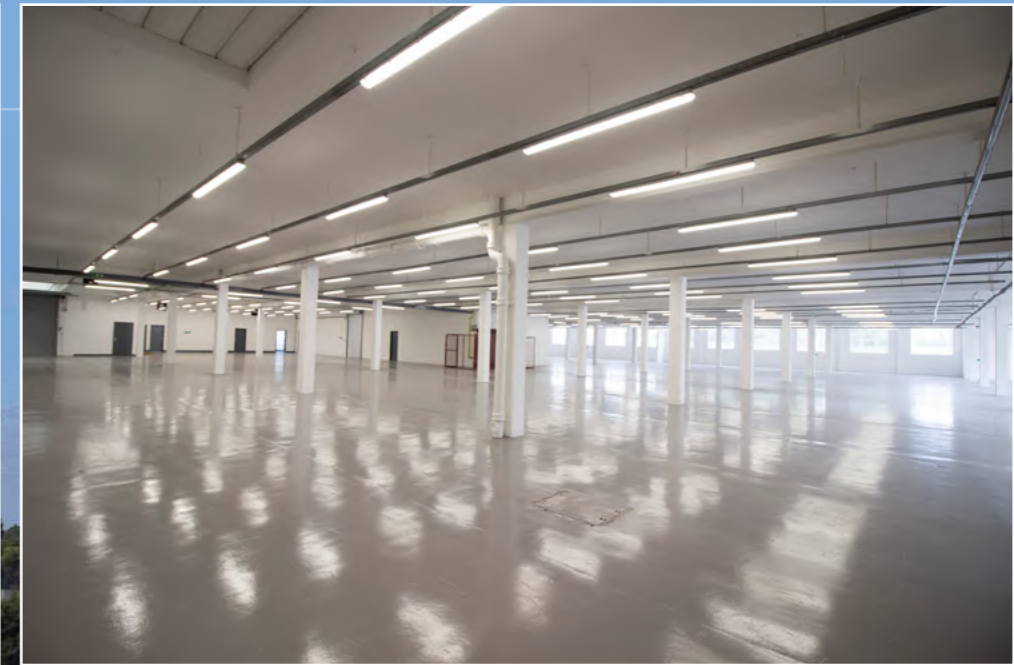
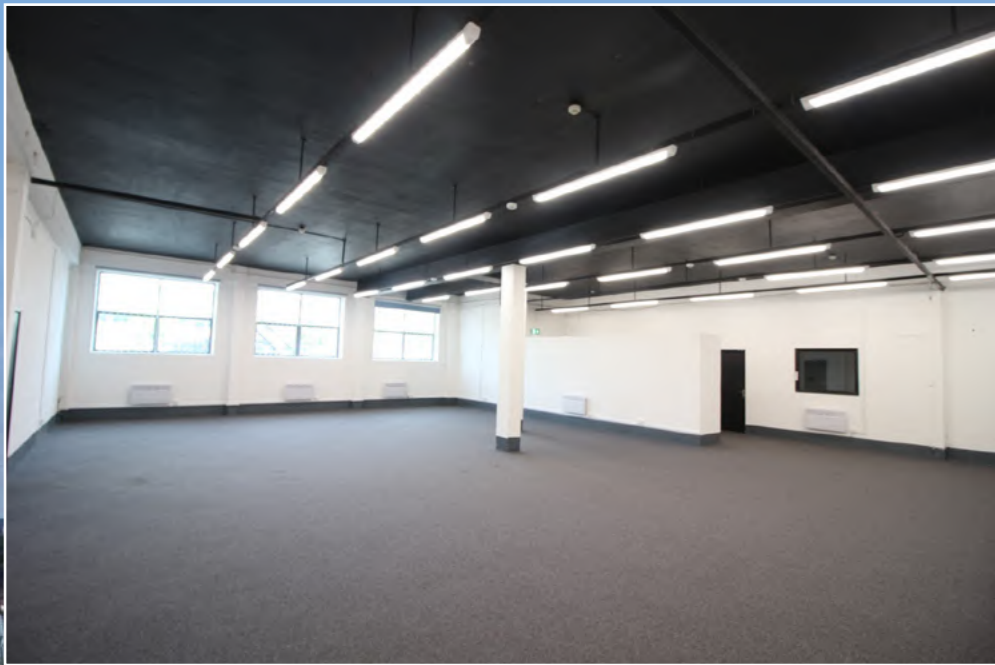
### TERMS OF LEASE

New FRI lease to be agreed



## ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor Warehouse	34,182	3,175.60
First Floor Warehouse	34,310	3,187.60
<b>TOTAL (approx GIA)</b>	<b>68,492</b>	<b>6,363.10</b>
Site Area	1.22 Acres	0.49 Hectares



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## VIEWINGS AND FURTHER INFORMATION

Please contact the joint agents



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### LEGAL COSTS

Each party to bear their own legal costs.

### BUSINESS RATES

The property has a : current rateable value (2023) of £236,000  
current rates payable (2023) circa £120,360 per annum

(Ealing Council, Property ref: 000706400010X)

Interested parties must rely on their own enquiries via Ealing Council.