

FOR SALE/TO LET

OFFICE BUILDING WITH CAR PARK IDEAL FOR REDEVELOPMENT OR RESIDENTIAL CONVERSION.

SHERWOOD HOUSE SALE 176 Northolt Road, Harrow HA2 0NP



Features

- 5,364 Sq Ft (498.32 Sq M)
- Price/Rent on Application
- Corner Site
- Scope for Additional Floor
- Passenger Lift
- Large Rear Car Park

Summary

Sherwood House enjoys a great location on Northolt Road, almost directly opposite South Harrow Tube Station (Piccadilly Line) and adjacent to a large Waitrose supermarket.

The building was constructed in the mid 1970's and consist of 5,564 sq ft (NIA) over part ground and 3 upper floors. To the rear is a car park for approx.10 cars.

The building has potential for additional floors and extension over the rear car park, either for a comprehensive corner development or residential conversion via permitted development.

Freehold for sale. Price on Application.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
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Location

Sherwood House enjoys a prominent location on Northolt Road, the main thoroughfare of South Harrow. This convenient and easily accessible location provides excellent links by public transport and road, with the A40/M40 corridor being within close proximity.

Description

A self contained office building ideal for redevelopment or owner occupier. The property is surrounded by residential developments and conversions of 5 - 7 storeys. The property is to be sold vacant and on an unconditional basis.

Tenure

Leasehold

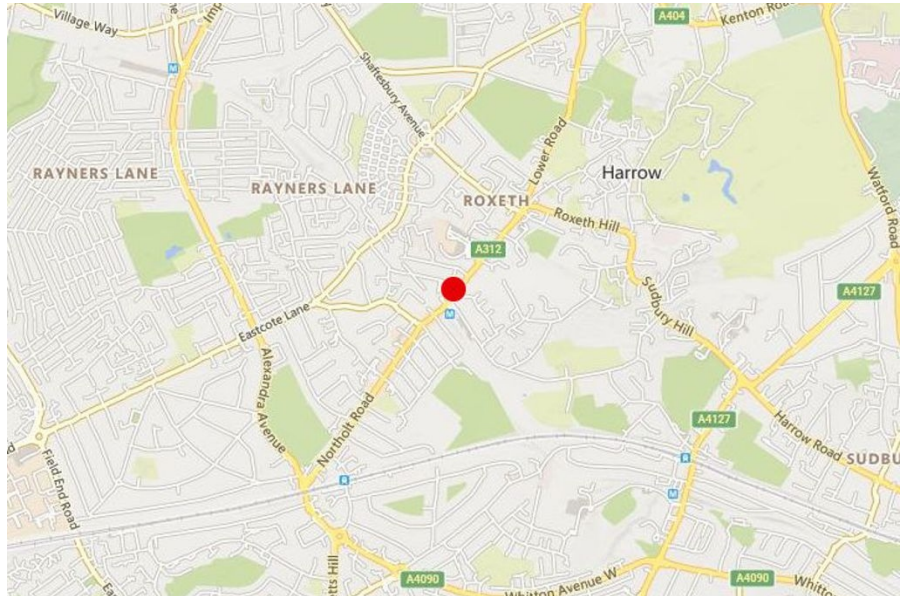
Terms

Freehold for sale. Guide price upon application.

Alternatively the property is available to rent on standard lease terms.

Business Rates

The property was previously occupied by multiple companies and is subject to small business relief. Single occupiers should budget on business rates payable of approximately £8 per sq ft.



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Planning

The property has a current use class E and can be used for offices, medical, creche or fitness studio. London Borough of Harrow.

VAT

VAT may be applicable on the purchase price.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

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