



GILMARTIN LEY

Freehold Office to Residential Development Opportunity (22 Units) - Harrow HA1

Joint Agents: **Biscoe Craig Hall**

**Kirkfield House
118 Station Road,**

HARROW, HA1 2QB



Area

Gross Internal Area: 1,554 sq.m. (16,727 sq.ft.)

Price

Offers in excess of £3,200,000 subject to contract

Property Description

Harrow Council have granted prior approval for converting the property from office use to residential, comprising:

- 2 x studios
- 10 x 1 bedroom flats
- 9 x 2 bedroom flats, and
- 1 x 3 bedroom flat

A copy of the decision notice, associated plans and other relevant documents can be downloaded from our website.

This three storey office building was built in the late 1980s and has the benefit of surface car parking with a total of circa 45 spaces at the rear (east) accessed off Woodlands Road. The floor plates are L-shaped in plan and to a large extent capable of delivering open plan space.

The premises are fitted out to a reasonable specification with carpeted raised floors, suspended ceilings with inset luminaires and air conditioning. A single passenger lift operates over ground, first and second floor levels.

The third floor of the property has a large flat roof, upon which additional residential units could be developed, subject to the necessary consents being obtained.

- > Being sold at the same time as a neighbouring building, Fitzgerald House, also with permission for residential conversion
- > Freehold with vacant possession
- > Permitted development granted to convert the building to 22 flats
- > Potential to add additional built space
- > Excellent transport communications
- > Offers requested by midday 17th April 2015



<http://www.gilmartinley.co.uk/properties/for-sale/development/harrow/harrow/ha1/23212>

Our ref: 23212

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
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Accommodation	Area sq.m.	Area sq.ft.	Comments
Proposed Ground Floor	450	4,843	
Proposed First Floor	503	5,414	
Proposed Second Floor	513	5,521	
Proposed Third Floor	88	947	
Existing Net Internal Area	1,487	16,005	



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Property Location

Kirkfield House is located on the east side of Station Road (A409) with a return frontage to Woodlands Road and directly adjacent to the Wickes House building to the south.

The property is conveniently located in proximity to a variety of amenities. A Tesco Superstore is 200 metres to the north-west on Station Road. St Georges Shopping Centre on Greenhill Way (A4005) is 0.4 kilometres to the south-west and is home to a number of shops (including H&M, Boots, Monsoon), restaurants (Pizza Express, Frankie and Benny's, Nando's, Prezzo), a Fitness First gym and a 12 screen Vue cinema.

The property is well located for public transport connections: Harrow & Wealdstone Station (Overground Line, Bakerloo Line, London Midland mainline rail and Southern mainline rail services) is circa 1 kilometre to the north of the property and provides frequent services to London Marylebone (London Overground 16 minutes), London Euston Station (London Midland 17 minutes) and Oxford Circus (Bakerloo Line 37 minutes).

Numerous bus services run along Station Road in proximity to the property.

Service Charge p.a.

N/A

Terms

Freehold for sale with vacant possession. The property is not elected for VAT.

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

Harrow Council

Viewings:

By prior appointment with joint sole agents Gilmartin Ley, telephone 020 8882 0111 or Biscoe Craig Hall, telephone 020 7242 4321

Further information at:

<http://www.gilmartinley.co.uk/properties/23212>
Asbestos Survey
Energy Performance Certificate
Schedule of Areas - Proposed Residential
Existing and Proposed Floor Plans
Community Infrastructure Levy Liability Notice
Site Layout
Permitted Development Decision Notice

Last Updated:

05 Jan 2017

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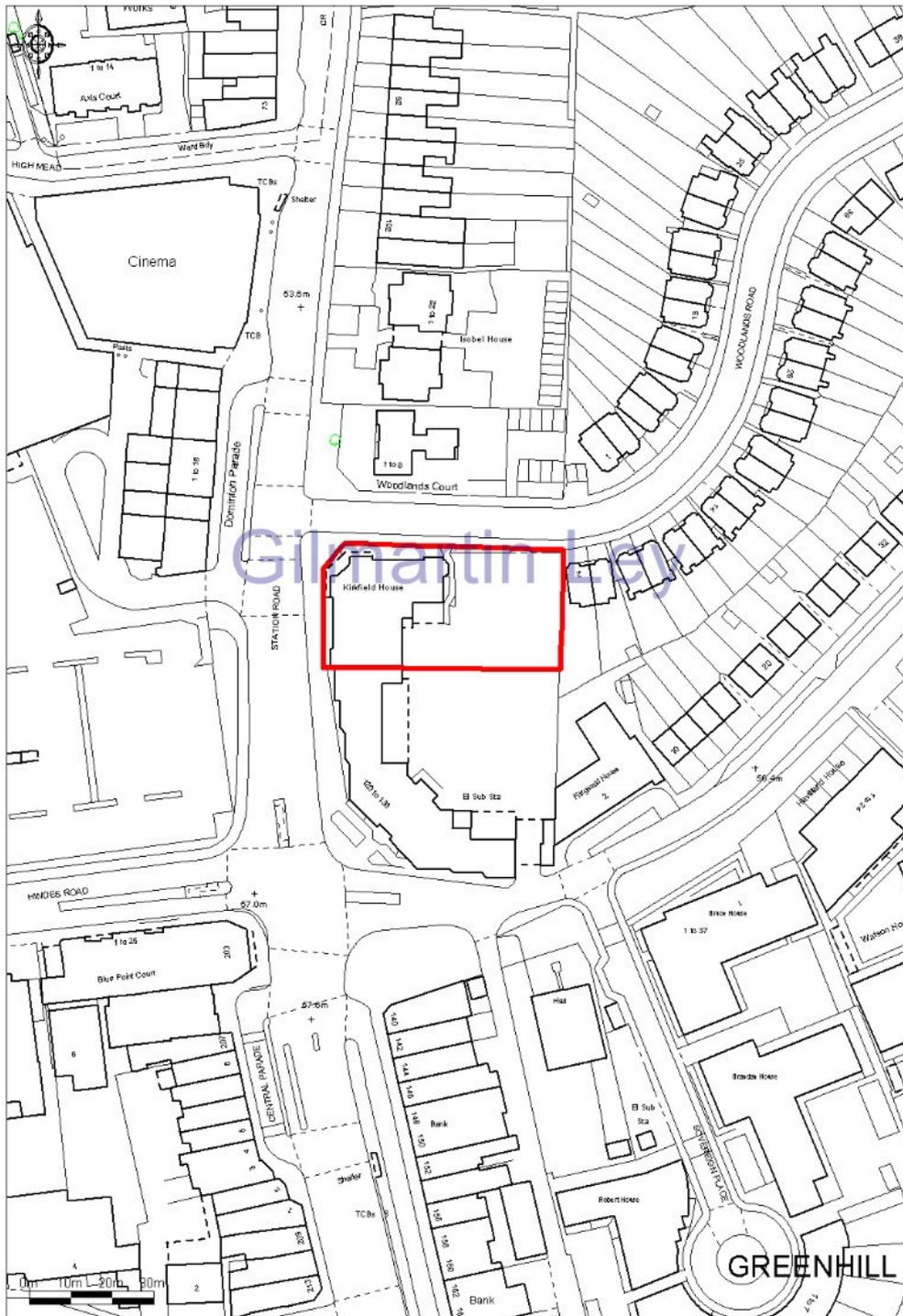


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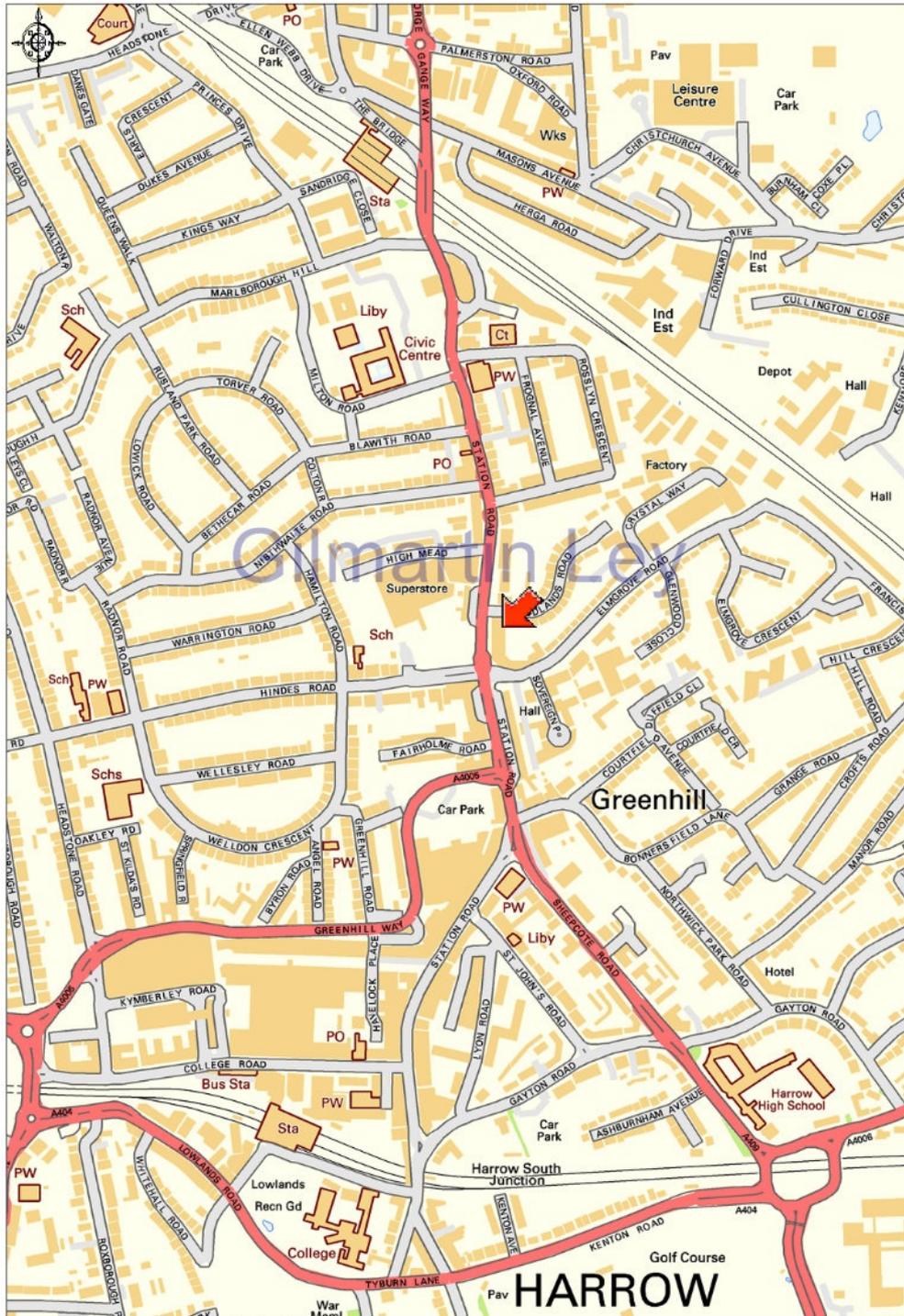


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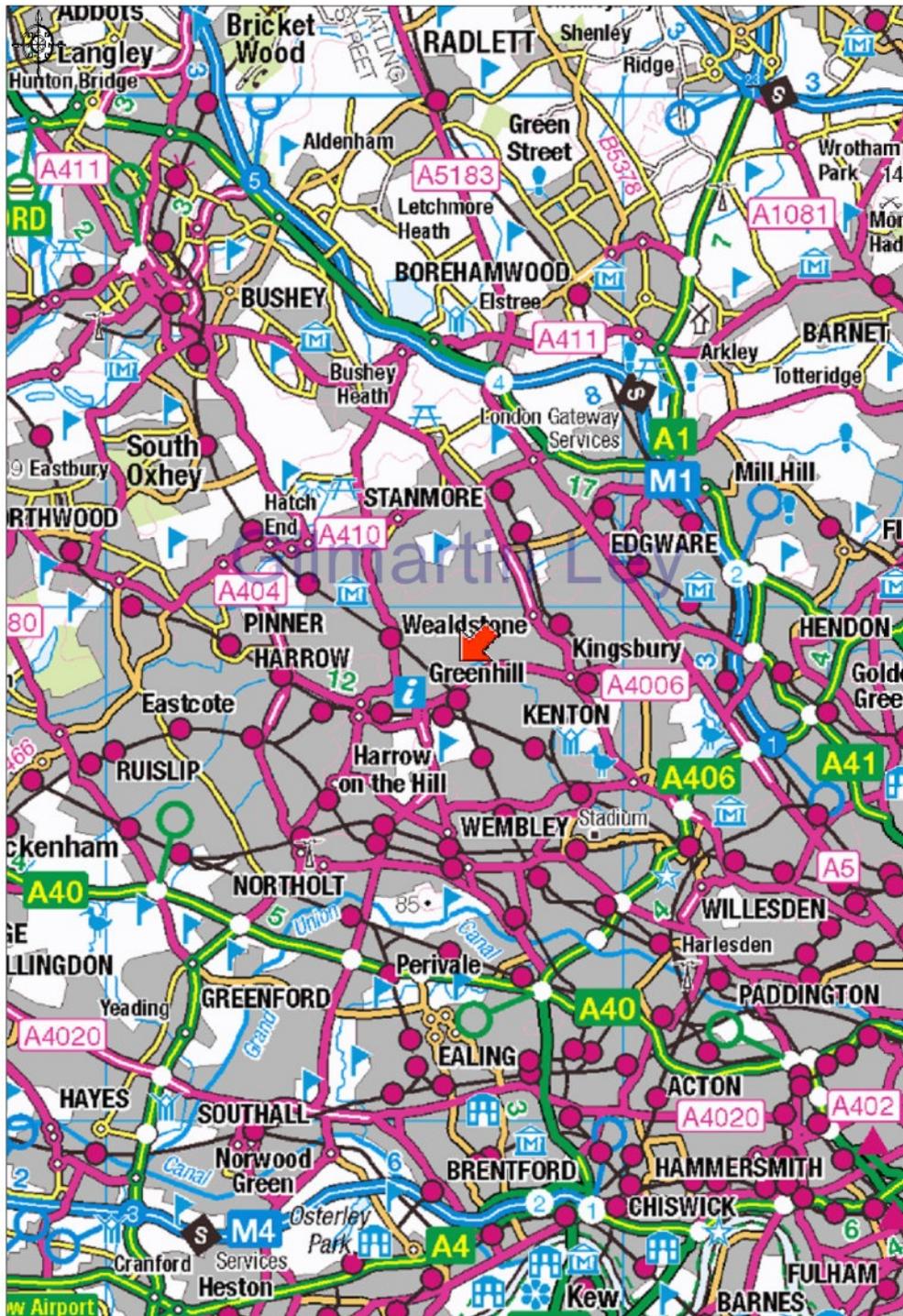


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