

FOR SALE

A PAIR OF OFFICE BUILDINGS IDEAL FOR OWNER OCCUPATION OR CONVERSION TO RESIDENTIAL VIA PERMITTED DEVELOPMENT RIGHTS.

FERNDALE HOUSE 34 & 36 Railway Approach, Wealdstone, Harrow HA3 5AA



Features

- 2,950 - 5,900 Sq Ft (274.06 - 548.11 Sq M)
- £2,650,000 for the Freehold
- Scope for 16 Flats
- 14 Basement Car Spaces
- Close to Major Train Station
- Vacant Possession
- Suitable for Alternative Uses

Summary

A rare opportunity to purchase a pair of office buildings in a great location close To Harrow & Wealdstone Station and Central Harrow.

The buildings are 2,950 sq ft each with a shared basement car park for 14 cars. There is scope to convert the property into 16 flats by adding 2 additional floors.

Available as a pair with vacant possession. The asking price is £2,650,000 for the Freehold.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
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Location

The property is in an excellent location within a short walk from Harrow & Wealdstone Station (Mainline and Bakerloo Line) which has a regular fast train service to Central London (Euston within 15 minutes). The property also enjoys a highly prominent and visible roadside position, on the busy junction of Station Road and Marlborough Hill in Harrow. Directly opposite is the former Harrow Civic Centre site, which is being redeveloped into residential housing.

Description

A detached brick built property consisting of a pair of office buildings arranged over ground and two upper floors with a secure basement car park for 14 cars. The offices are fully fitted to a high standard to include a range of air conditioned open plan work areas, executive glass offices, meeting rooms and break out areas.

Accommodation

	No.34	No.36
Ground	1,110	1,110
First	1,310	1,294
Second	530	530
Total	2,950	2,934

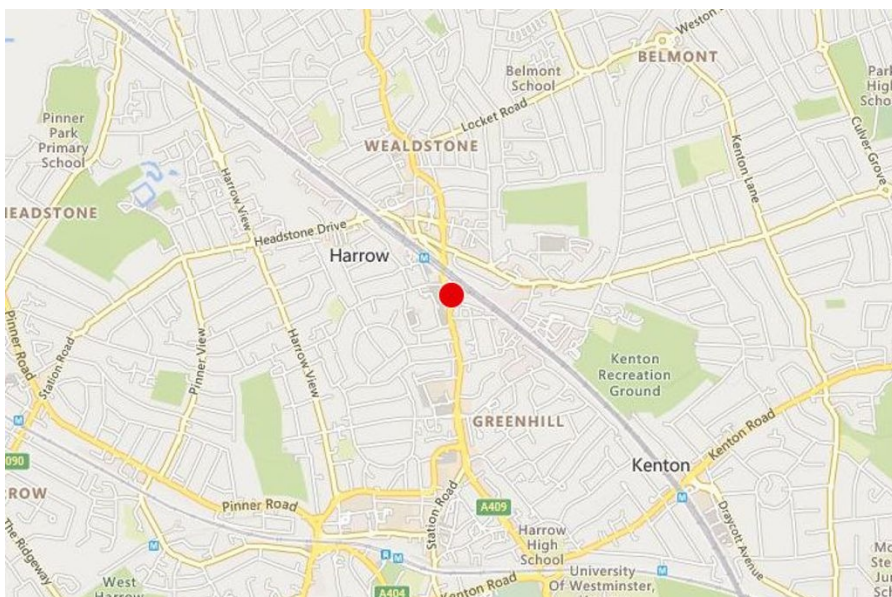
Combined total 5,884 Sq Ft NIA (547 m2)

Terms

The property is to be sold freehold in its entirety with full vacant possession. The asking price is £2,650,000 (Two Million Six Hundred and Fifty Thousand Pounds). VAT may be applicable.

Business Rates

The property currently has multiple rating assessments due to the current occupier arrangements. The estimated rateable value for each building is approximately £42,250 from April 2026. The estimated rates payable for 2026/2027 will be approximately £46,550 (£7.90 per sq ft).



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Planning

The property has an E Class use and is suitable for offices, gym, medical or childcare. The property is also suitable for conversion to residential via permitted development rights. Design plans are available showing a scheme of 16 apartments with the additional of a further 2 floors.

EPC

Energy Rating B.

Viewing

Viewings are strictly by appointment only. To arrange a tour of the property or to receive further information on the planning potential and floor plans, please contact the Chamberlain Commercial Sales Team on 0208 429 6899.

Contact

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