

**21-23 THE BRIDGE
& 10 MASONS AVENUE, WEALDSTONE,
HARROW, HA3 5AG**


**david charles
property consultants**

020 8866 0001

3,029 SQFT / 278.4 SQM

FREEHOLD OFFICE BUILDING WITH PARKING – FOR SALE

MAY BE SUITABLE FOR CONVERSION TO RESIDENTIAL OR ALTERNATIVE USES STPP



LOCATION

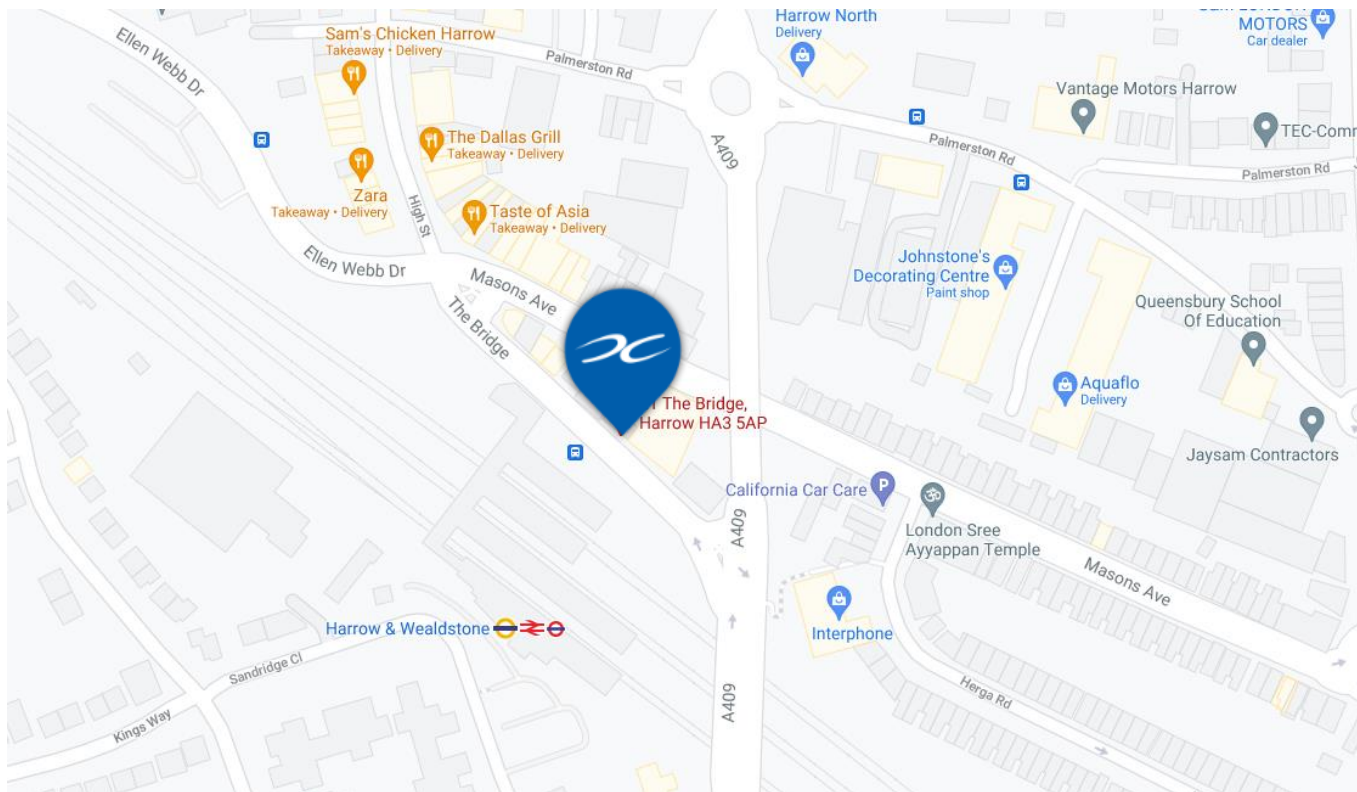
The building is conveniently located opposite Harrow & Wealdstone National Rail and Overground Station, which provides links into central London within approximately 15 minutes. Harrow & Wealdstone High Street is a short walk from the property whilst, Harrow town centre is 1.2 miles away. The building is also accessible via number of bus routes with numerous bus stops routes passing the building.

DESCRIPTION

The premises comprises a character office building in excellent decorative order that has been occupied by a firm of solicitors for a number of years. The lower ground floor comprises of an open plan office, the ground floor comprises of a welcoming reception area and a number of individual offices. The first floor comprises of a board room and 4 self-contained offices. The building also has kitchen and toilet facilities and 5 parking spaces for the entire building accessed via Masons Avenue. Plans below.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





FLOOR AREA

Lower Ground Floor	969 sq ft	90.0 sqm
Ground Floor	1,084 sq ft	100.7 sqm
First Floor	944 sqft	87.7 sqm
Total	3,029 sq ft	278.4sqm

Note: The lower ground floor is let until 15 July 2022 at a rent of £12,000.00 per annum exclusive. The ground and first floor were recently let on a Licence to Occupy until 31 August 2021 at a rent of £28,800.00 per annum exclusive.

PRICE

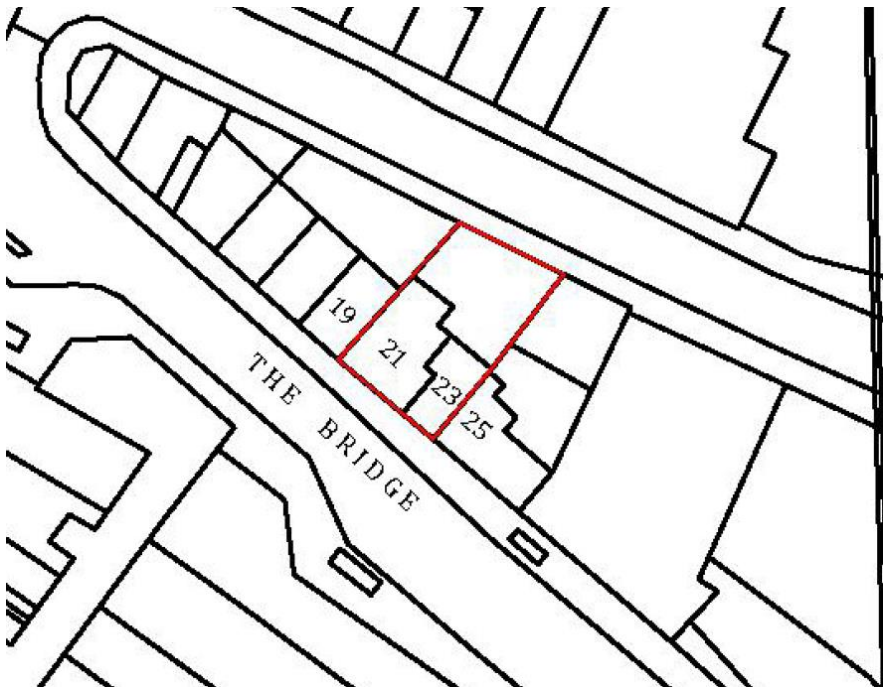
£1,150,000.00 subject to contract for the freehold interest in the building and subject to the tenancies set out above.

VIEWINGS

Strictly by appointment only through sole agents:-

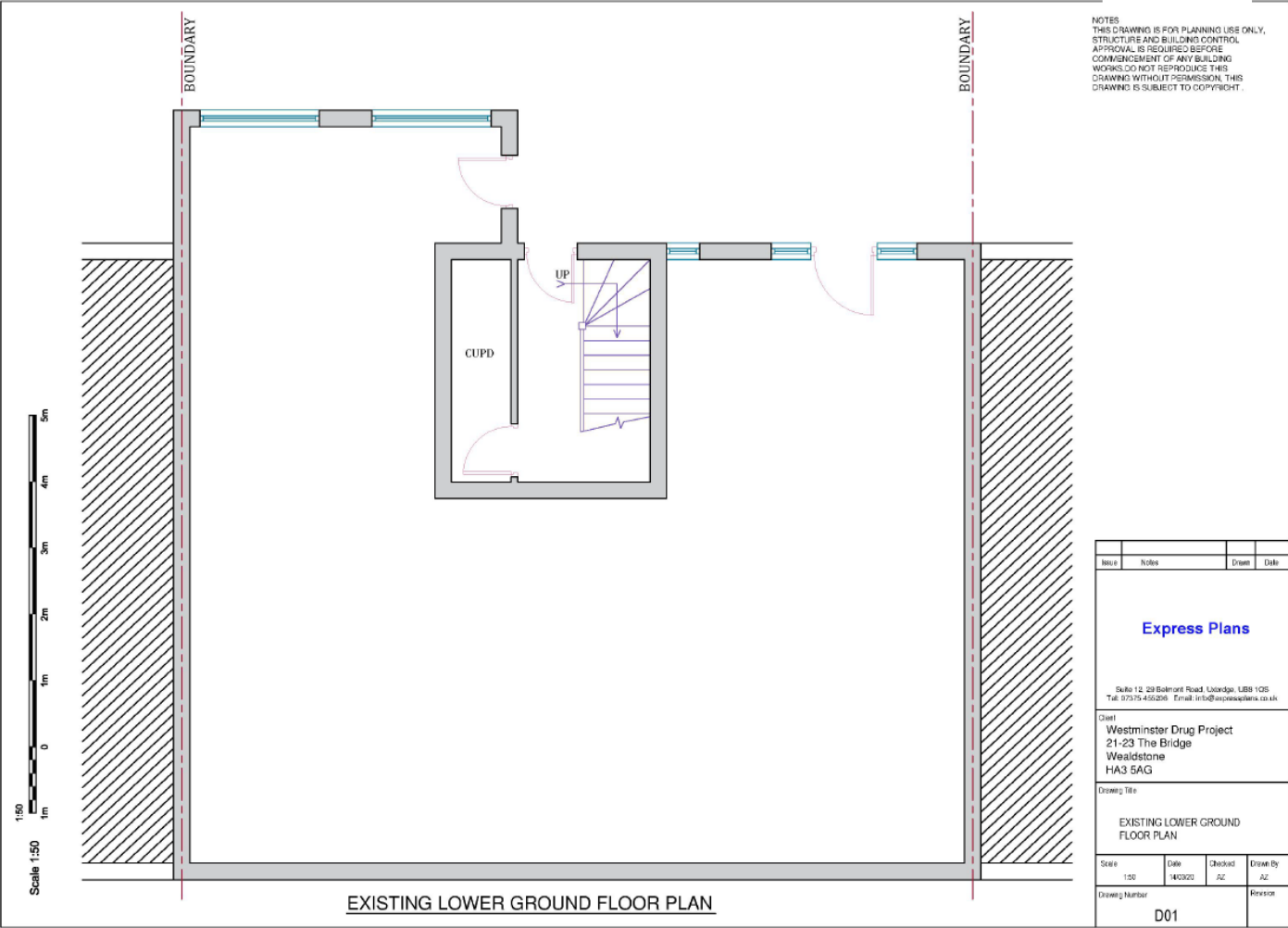
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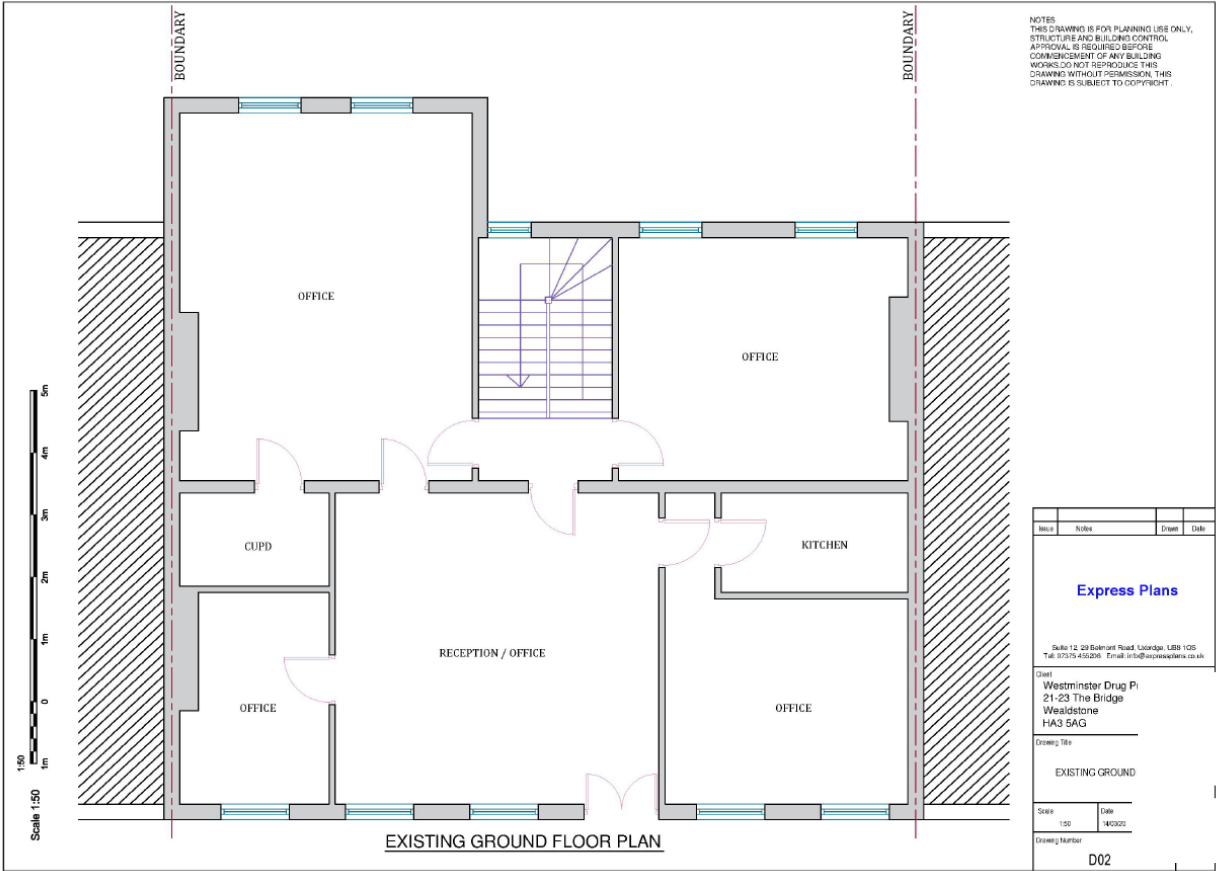


PLANS

Existing Lower Ground Floor Plan

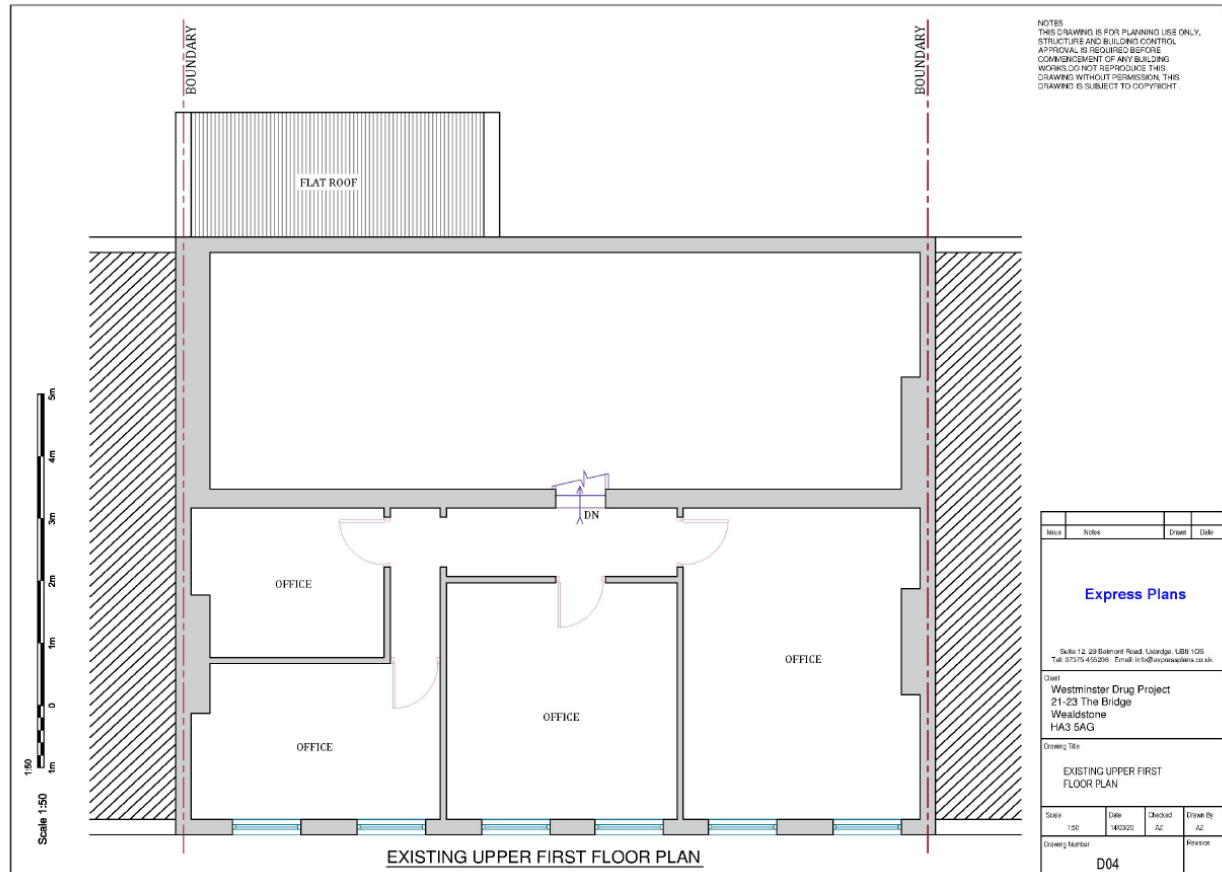


Existing Ground Floor Plan



74 Commercial @ 25 Planning Application zmk

Existing First Floor Plan



FRONT ELEVATION



Photo's

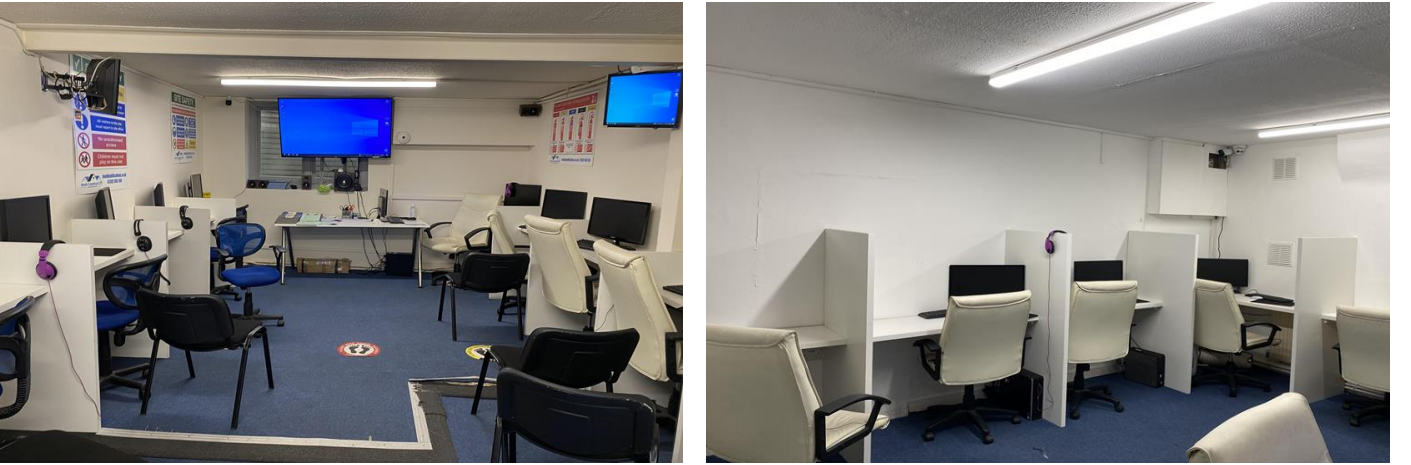
Ground Floor



First floor



Lower Ground floor



Rear of the Building – Parking

