



## Lansdowne House, St. Peters Way

Harlington, UB3 5AB

**Rarely Available**  
**Former Care / Day Centre**  
**Freehold For Sale**

**8,105 sq ft**

(752.98 sq m)

- Site area 1.36 acres
- 8,100 sqft GIA estimated
- Hayes & Harlington Elizabeth Line Station (1.2 miles)
- Heathrow Airport (3.2 miles)
- Close to M4 (junction 4)
- Class E use (assumed)

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## Summary

Available Size	8,105 sq ft
Price	£3,250,000
Rates Payable	£35,763 per annum
Rateable Value	£65,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Original Building	2,023.62	188	Available
1st - Original Building	2,023.62	188	Available
Ground - New Building	4,058	377	Available
<b>Total</b>	<b>8,105.24</b>	<b>753</b>	

## Description

The property comprises an attractive double fronted Edwardian detached brick built, with a modern extension to the rear. The property is fitted out as a care facility with associated treatment rooms, office areas, kitchen dining room and lounge. The property sits on a site of approximately 1.36 acres.

## Location

The property is within Harlington Village and is 1.2 miles from Hayes & Harlington Elizabeth Line Station. By road the property is within 2 miles of the M4 Motorway (J4). Heathrow Airport is within 3.2 miles.

## Planning

Planning consent was granted in February 2010 for "a single story rear extension for use as a daycare centre with two large roof lanterns". It is assumed that the premises have the benefit of Class E (F) which encompasses "creche, day nursery or daycare centre, not including residential use principally to visiting members of the public". Also within Class E (e) is "the provision of medical or health services principally to visiting members of the public" and (g)(i) is "an office to carry out any operational or administrative functions". Prospective purchasers are advised to satisfy themselves in this regard.

## Photos

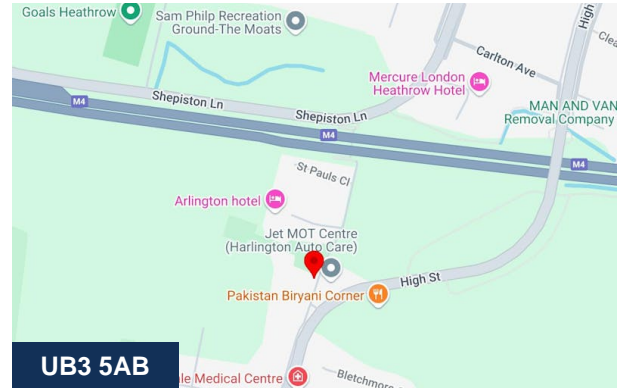
<https://www.dropbox.com/scl/fo/qc03xi18vsneh2nan0u6/AAF50TaenZ6rPqABF8gqH8s?rlkey=oai9ww4rdwbki0g4t9b70y0yqf&e=1&st=sl5on4og&dl=0>

## Plans

[https://www.dropbox.com/scl/fo/wy5m80qgbarhp63wrz7e8/AEYoh-aDebAoG\\_UJF\\_NlaR4?dl=0&e=1&rlkey=fct1bb7umnh1r5py9spi356sp&st=1v7lqyfs](https://www.dropbox.com/scl/fo/wy5m80qgbarhp63wrz7e8/AEYoh-aDebAoG_UJF_NlaR4?dl=0&e=1&rlkey=fct1bb7umnh1r5py9spi356sp&st=1v7lqyfs)

## Video

● - <https://my.matterport.com/show/?m=dECYeN2Ckv7>



## Viewing & Further Information



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