



34 & 36 Railway Approach

Harrow, HA3 5AA

Rarely Available Freehold Office Building

6,827 sq ft
(634.25 sq m)

- Fully Fitted Offices
- 14 Parking Spaces
- 0.4 Miles From Harrow & Wealdstone Station (Underground, Overground & National Rail)
- A40 Western Avenue (8 Miles)
- M1 Junction 4 (5.5 Miles)
- Pre App Plans Prepared For 16 Apartments With Two Additional Storeys.

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Summary

Available Size	6,827 sq ft
Price	£3,250,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The building comprises of an iconic stand-alone site in a prominent position in Harrow and Wealdstone. The building is split into two with a central staircase interlinking both 34 & 36 Railway Approach. Internally, the building benefits from office accommodation over ground, first and second floors which has been fitted to a high standard throughout. Externally, the building benefits from an underground car park with 14 spaces accessed off of Marlborough Hill.

Location

The building is located in a prime location in Harrow & Wealdstone with Harrow & Wealdstone National Rail and Overground Station within 0.4 miles of the building, which provides links into London Euston in 13 minutes. Harrow and Wealdstone is well connected suburban district known for its transport links. There are number of local and independent retailers within the vicinity. By road, the building is 8 miles from the A40 Western Avenue, 5.5 miles from the M1 motorway (J4 Edgware) and 14 miles from Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Basement Carpark	3,219	299.05	Available
Ground - 34 Ground Floor	1,305	121.24	Available
1st - 34 First Floor	1,473	136.85	Available
2nd - 34 Second Floor	608	56.49	Available
Ground - 36 Ground Floor	1,335	124.03	Available
1st - 36 First Floor	1,473	136.85	Available
2nd - 36 Second Floor	608	56.49	Available
Total	10,021	931	

Terms

Both 34 & 36 Railway Approach, Harrow will be sold with vacant possession.

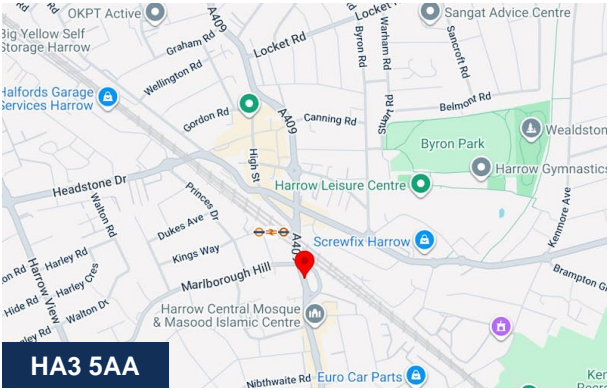
Planning

The existing use of the site falls under Use Class E having been used as an office building for a number of years.

Use Class E now permits for wider potential uses and thus the building may be suitable for a day centre, medical clinic, nursery or retail without a formal change of use.

The building may also suit a number of other potential uses subject to planning such as a Place of Worship, Education, Assisted living /Supported living or Residential Development.

Our clients have had plans prepared to add two additional stories to the existing



Viewing & Further Information



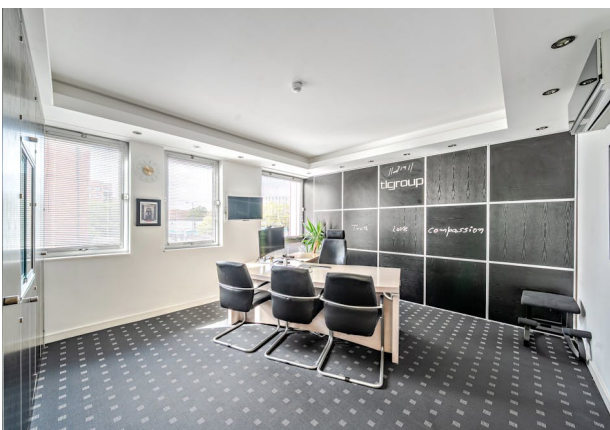
George Moriarty
020 8429 9003 | 07522 700 507
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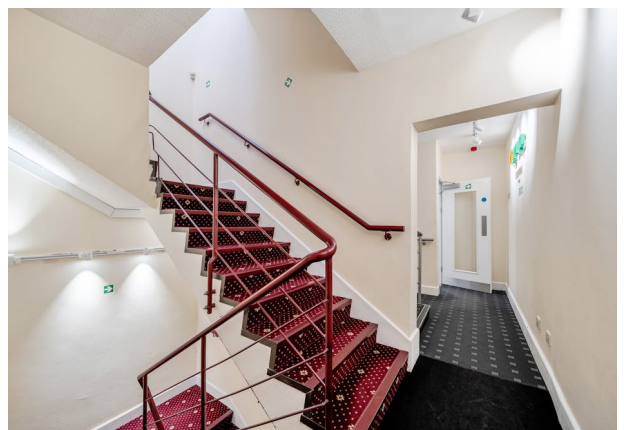
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structure for submission to Harrow Council by way of a Pre-Application. These plans are available upon request.

Title Plans

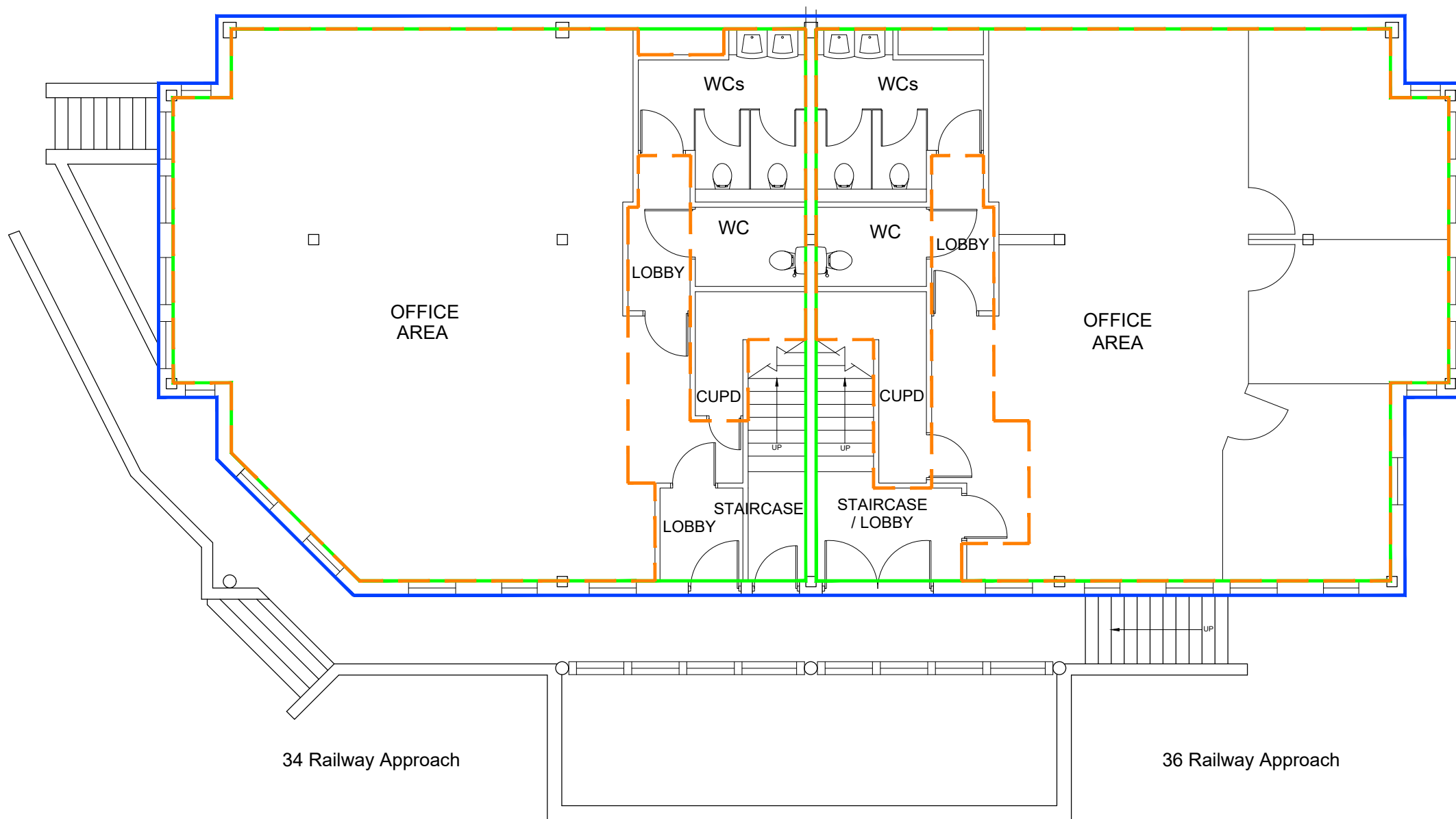
The title plans for both 34 & 36 Railway Approach are available upon request.











EXISTING GROUND FLOOR PLAN

Ground Floor

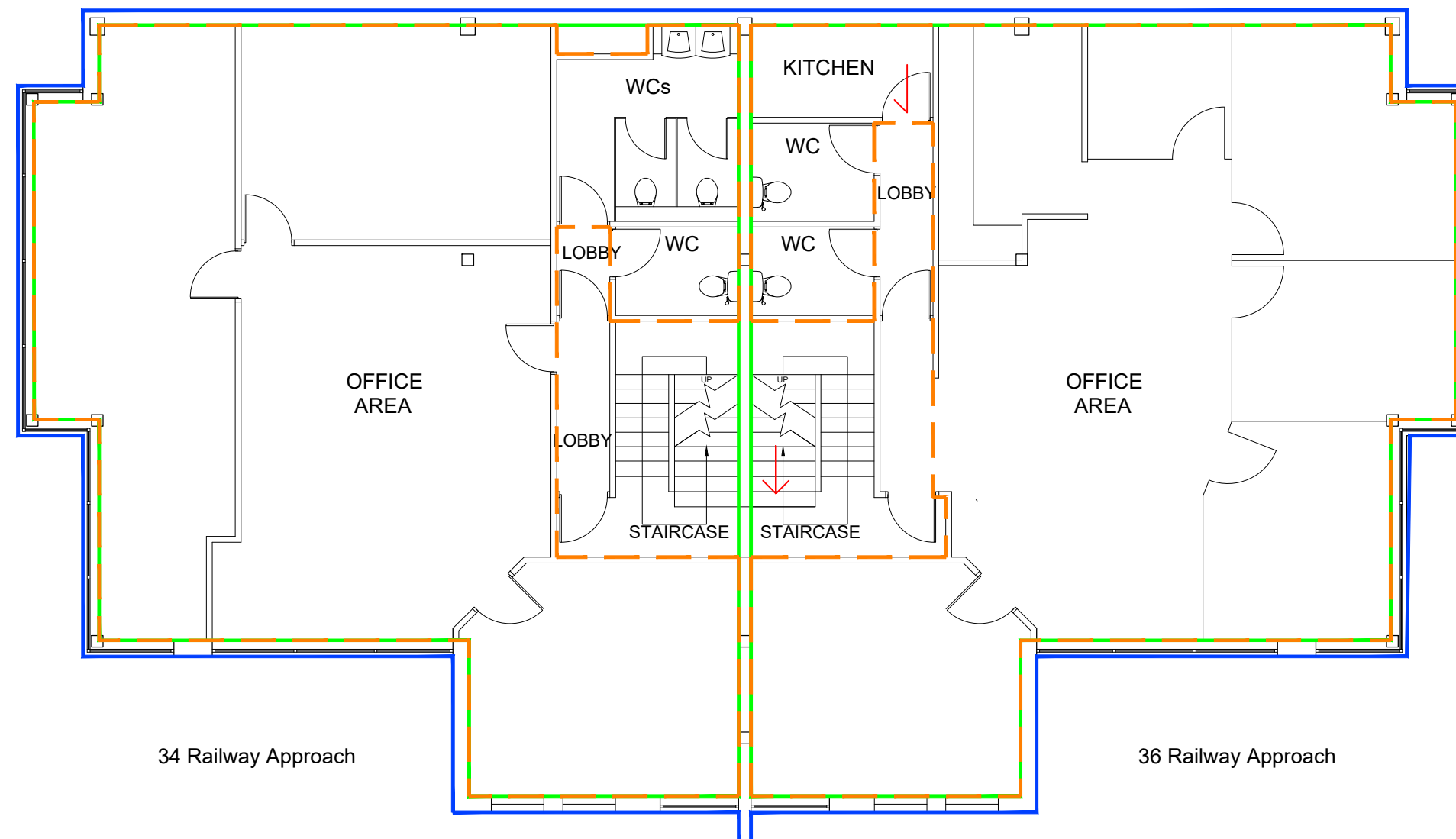
34 & 36 RA - Gross External Area = 266.8 sqm

34 RA - Gross Internal Area = 121.3 sqm

36 RA - Gross Internal Area = 124.1 sqm

34 RA - Net Internal Area = 103.1 sqm

36 RA - Net Internal Area = 106.4 sqm

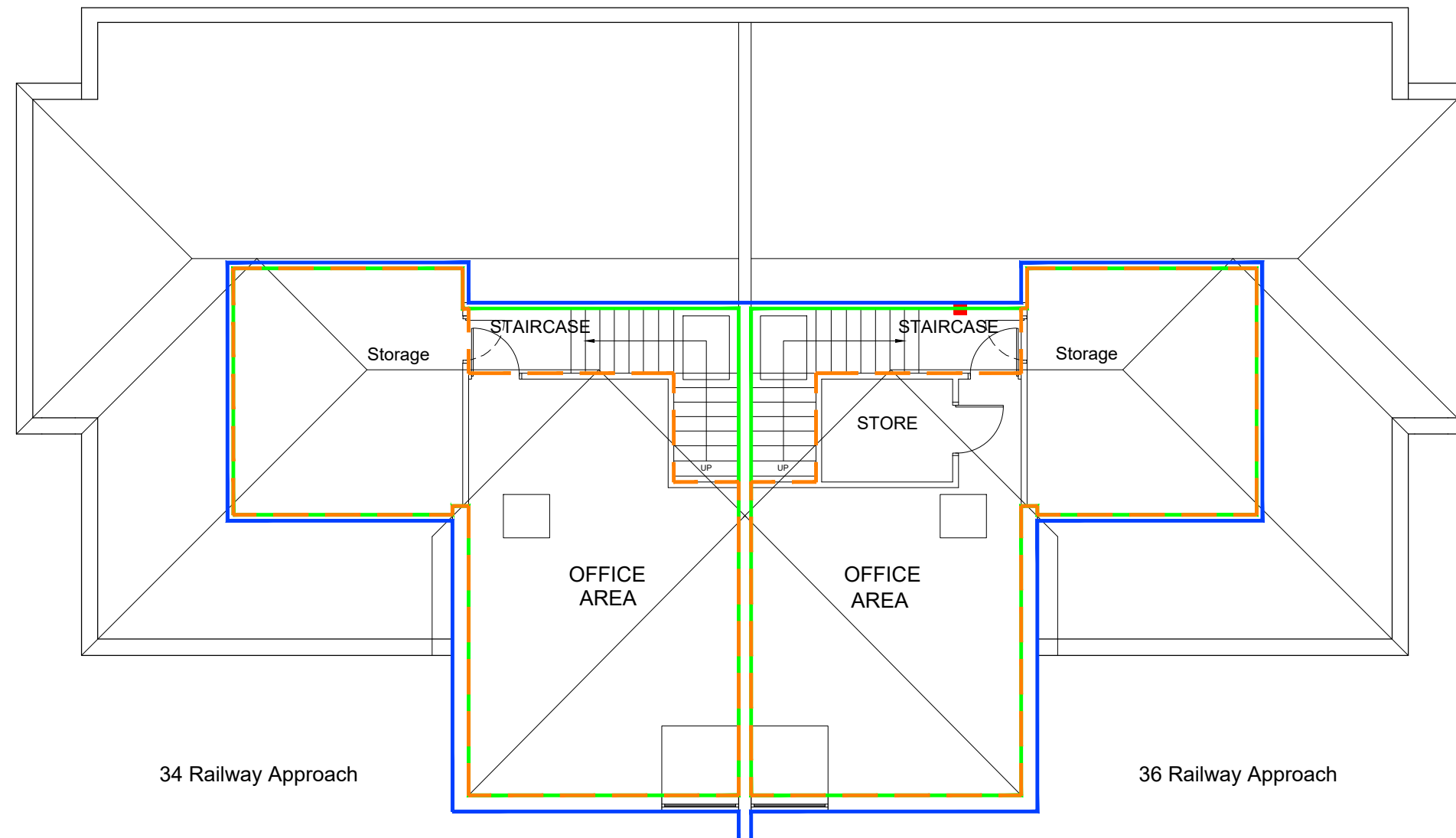


34 Railway Approach

36 Railway Approach

EXISTING FIRST FLOOR PLAN

First Floor
 34 & 36 RA - Gross External Area = 297.8 sqm
 34 RA - Gross Internal Area = 136.9 sqm
 36 RA - Gross Internal Area = 136.9 sqm
 34 RA - Net Internal Area = 121.7 sqm
 36 RA - Net Internal Area = 120.3 sqm



EXISTING SECOND FLOOR PLAN

Second Floor

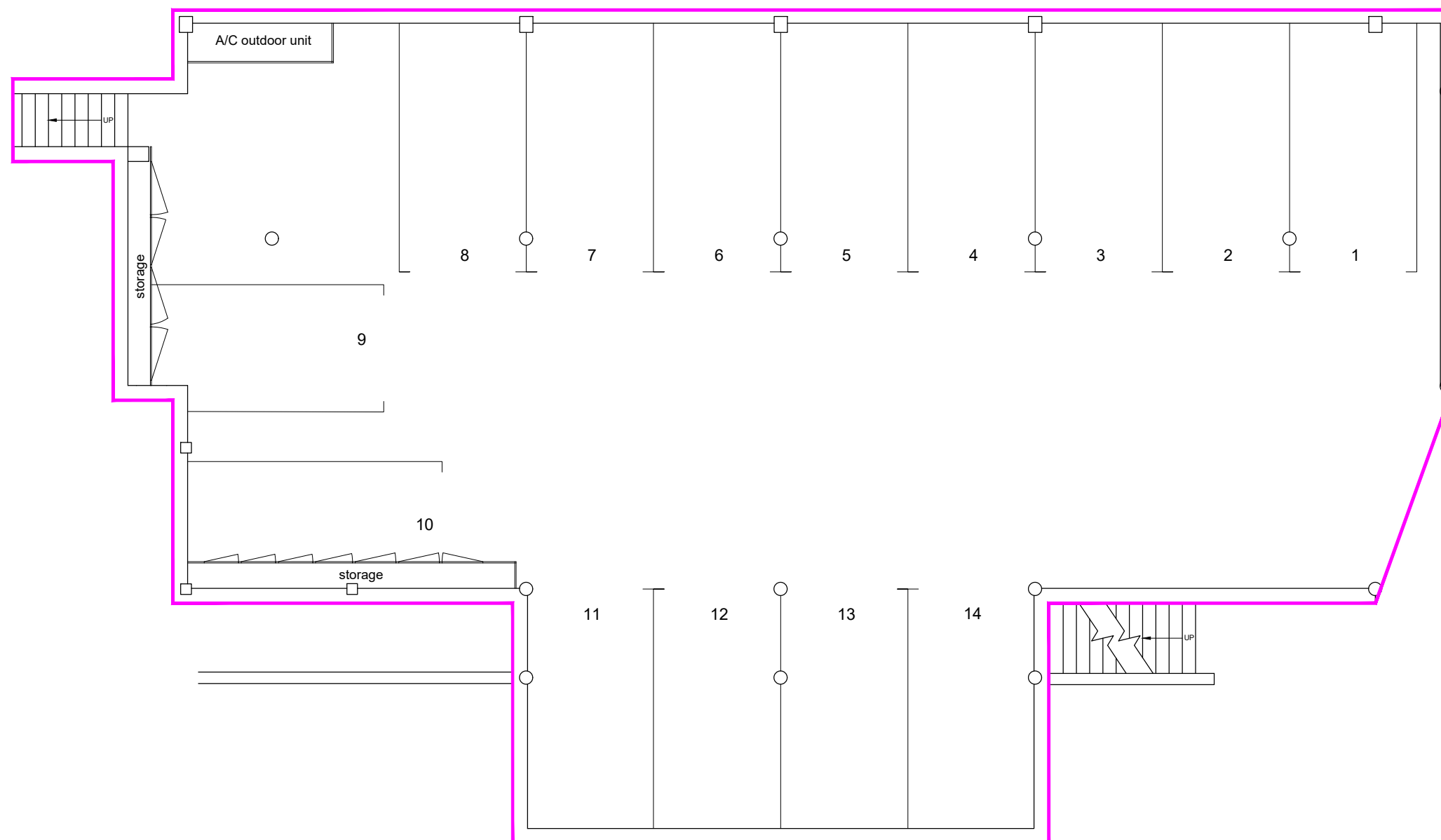
34 & 36 RA - Gross External Area = 124.1 sqm

34 RA - Gross Internal Area = 56.5 sqm

36 RA - Gross Internal Area = 56.5 sqm

34 RA - Net Internal Area = 49.2 sqm

36 RA - Net Internal Area = 49.2 sqm



Basement (No internal space)
Gross External Area = 323 sqm

EXISTING BASEMENT FLOOR PLAN

	34 Railway Approach	36 Railway Approach	All	Other	Total per floor (sqm)	Total per floor (sqft)
GEA Basement (car park) (sqm)				323	323	3488.4
Ground Floor (sqm)						
GEA			266.8		266.8	2881.44
GIA	121.3	124.1			245.4	2650.32
NIA	103.1	103.1			206.2	2226.96
First Floor (sqm)						
GEA			297.8		297.8	3216.24
GIA	136.9	136.9			273.8	2957.04
NIA	121.7	120.3			242	2613.6
Second Floor (including roof storage) (sqm)						
GEA			124.1		124.1	1340.28
GIA	56.5	56.5			113	1220.4
NIA	49.2	49.2			98.4	1062.72

	(sqm)	(sqft)
GEA Total	688.7	7437.96
GIA Total	632.2	6827.76
NIA Total	546.6	5903.28
GEA Car Park	323	3488.4