



Lansdowne House, St. Peters Way

Harlington, UB3 5AB

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

8,105 sq ft

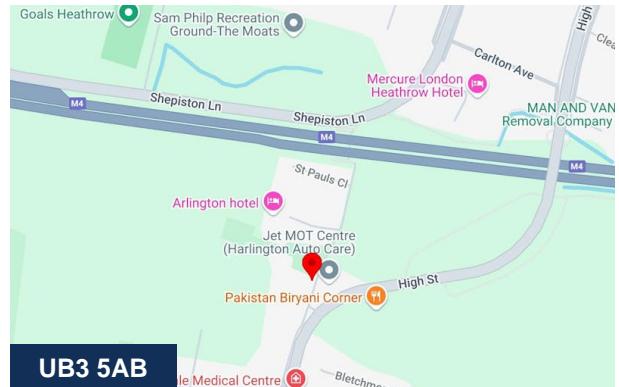
(752.98 sq m)

- 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	£3,000,000
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
Total	8,105.24	753	



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/qc03xi18vsnreh2nan0u6/AAF50TaenZ6rPqABF8gqH8s?rlkey=oai9ww4rd>
https://www.dropbox.com/scl/fo/wy5m80qgbarhp63wrz7e8/AEYoh-aDebAoG_UJF_NlaR4?dl=0&e=1&rlkey=fctlbb7umnh1r5py9spi356sp&st=1v7lqyfs

Video

- Matterport - <https://my.matterport.com/show/?m=dECyeN2Ckv7>

Viewing & Further Information



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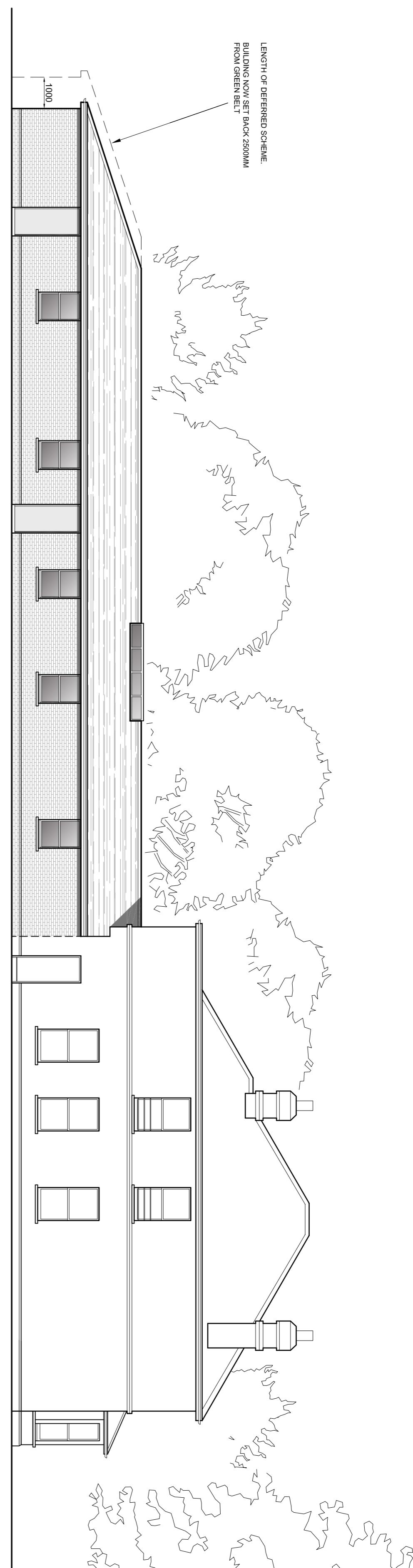
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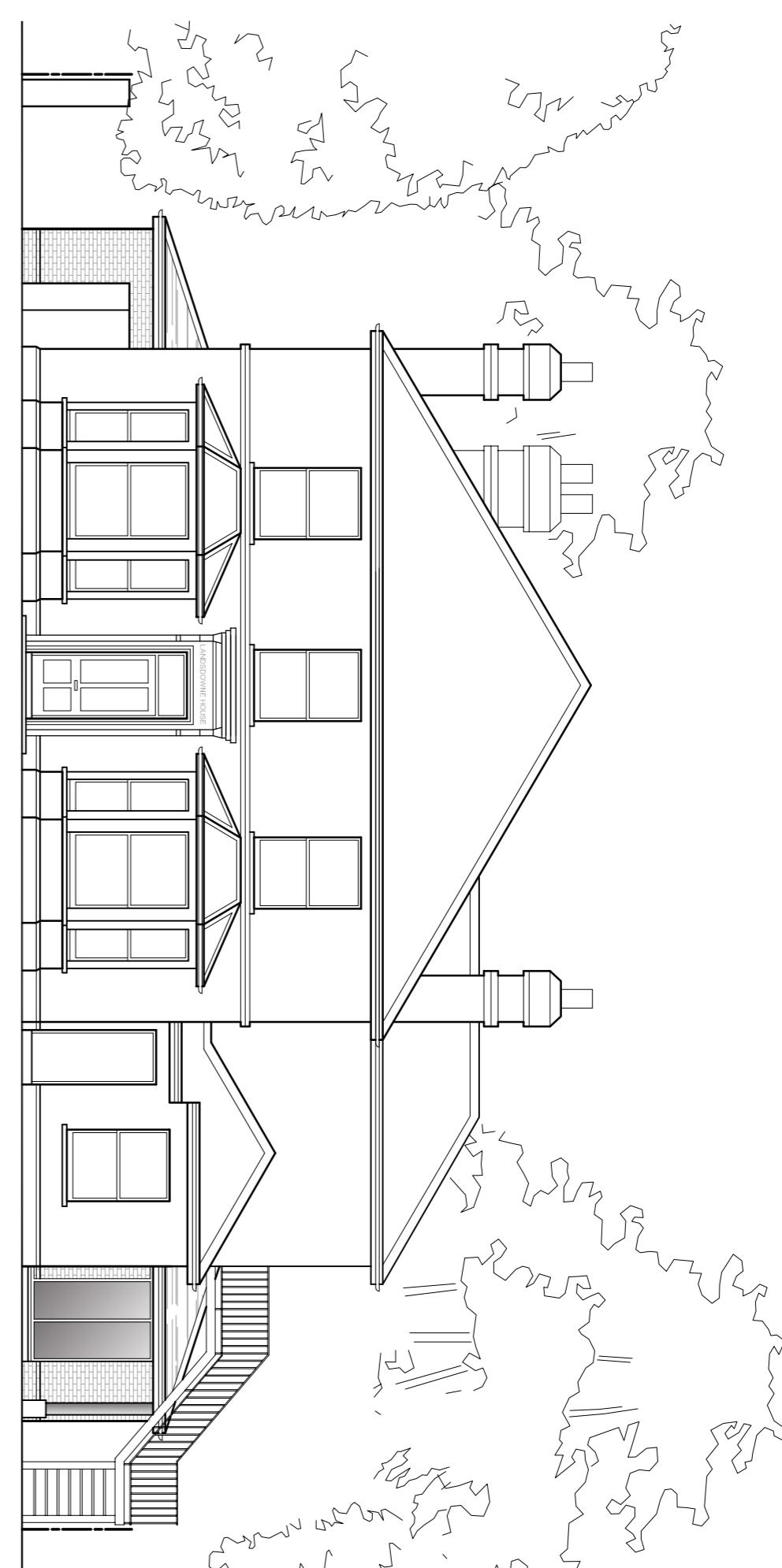




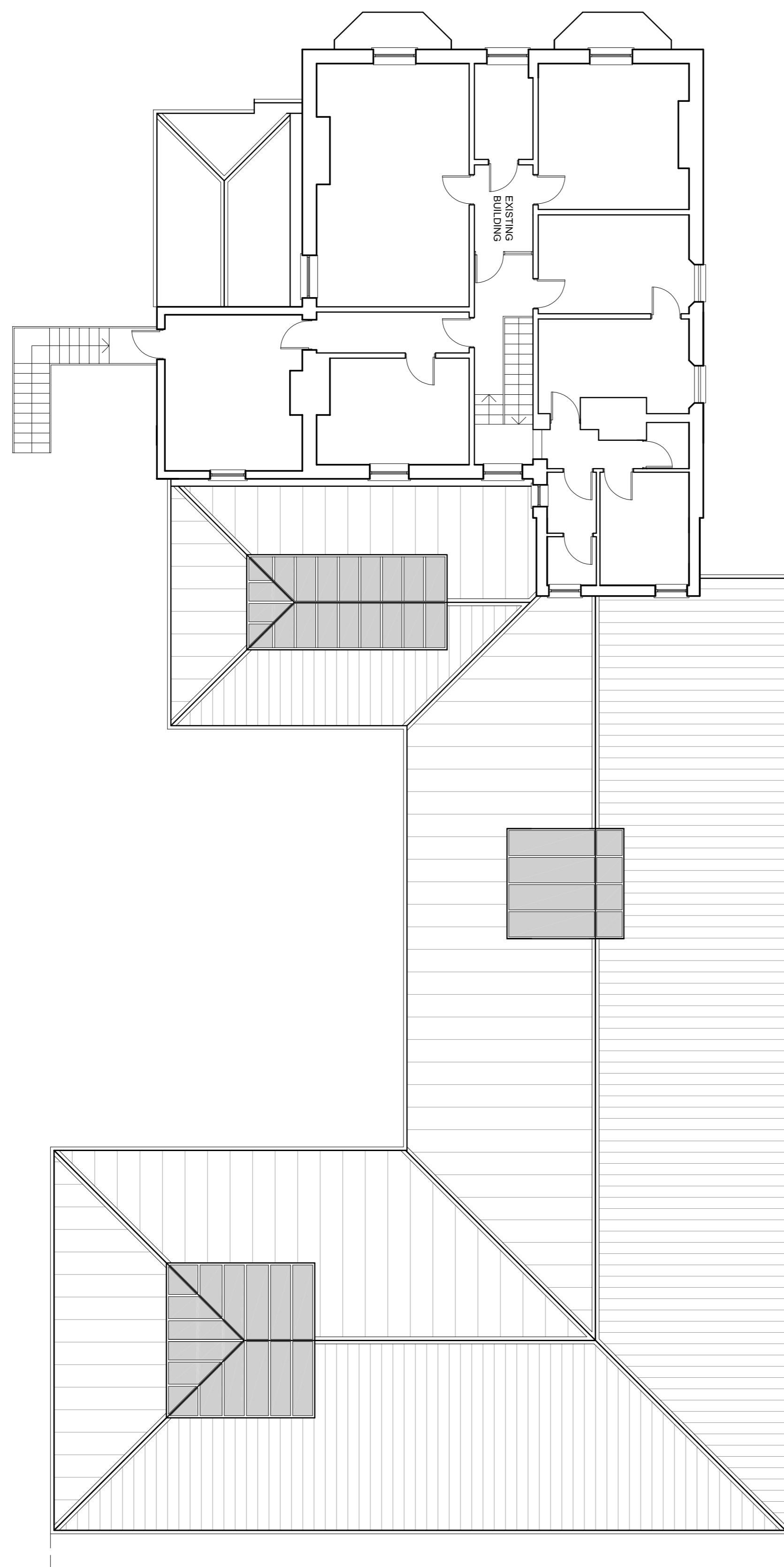
SOUTH ELEVATION



EAST ELEVATION



FIRST FLOOR PLAN



LENGTH OF DEFERRED SCHEME.
BUILDING NOW SET BACK 250MM
FROM GREEN BELT

BUILDING LENGTH REDUCED
ROOF LIGHT
EXISTING BUILDING
AMENDMENTS
DATE
REV.

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ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE

JOB
PROPOSED DAY CARE CENTRE
LANSDOWNE HOUSE
ST PETER'S WAY
HARLINGTON

CLIENT
HARLINGTON HOSPICE
ASSOCIATION

DRAWING
PLAN & ELEVATIONS

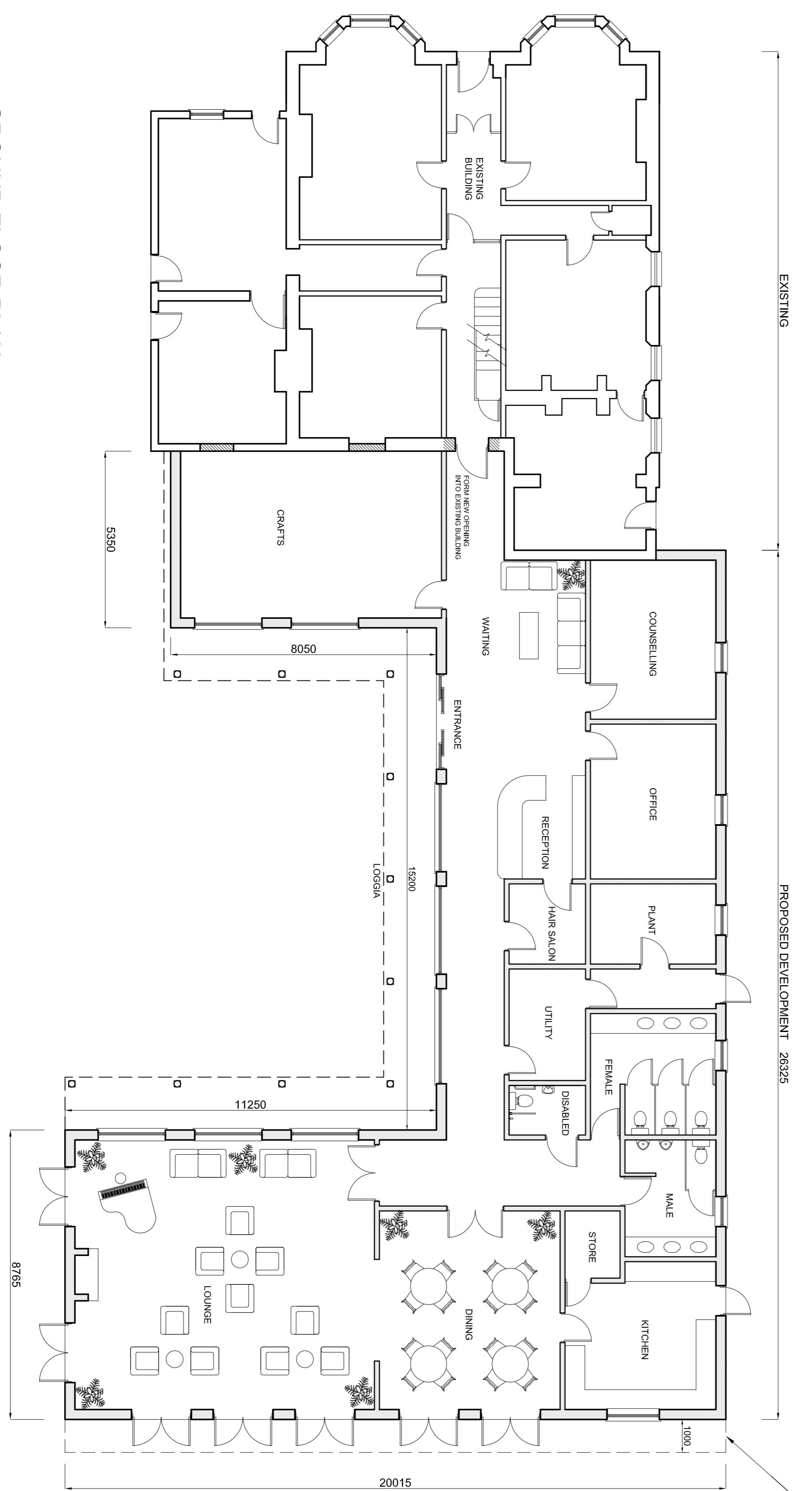
DALE VENN ASSOCIATES
Architects, Planners & Surveyors

HIGH HOUSE, HARLINGTON ROAD,
HILLINGDON, MIDDLESEX 01895 237345

SCALE 1:100 DRAWING No. REV.
DATE JUNE '09
DRAWN BM
CHECKED

4537-12C

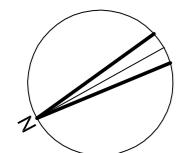
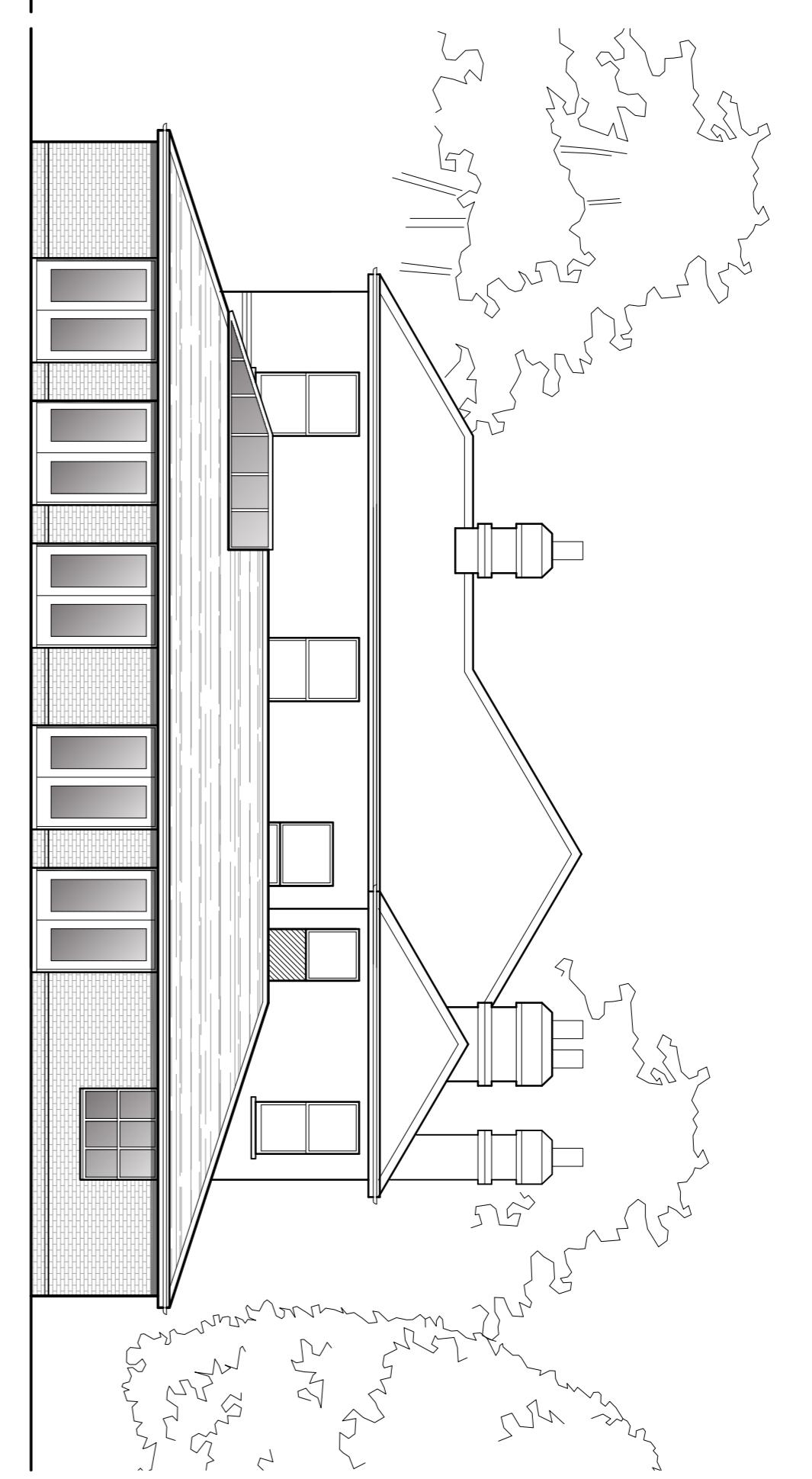
GROUND FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION



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SCALE	1:100	DRAWING No.	REV.
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JOB
PROPOSED DAY CARE CENTRE
LANSDOWNE HOUSE
ST PETER'S WAY
HARLINGTON

CLIENT
HARLINGTON HOSPICE
ASSOCIATION

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