

# FOR SALE - OFFICE



**3 Admiral House, Cardinal Way, Wealdstone HA3 5TE**  
1,800 Sq Ft (167.22 Sq M)

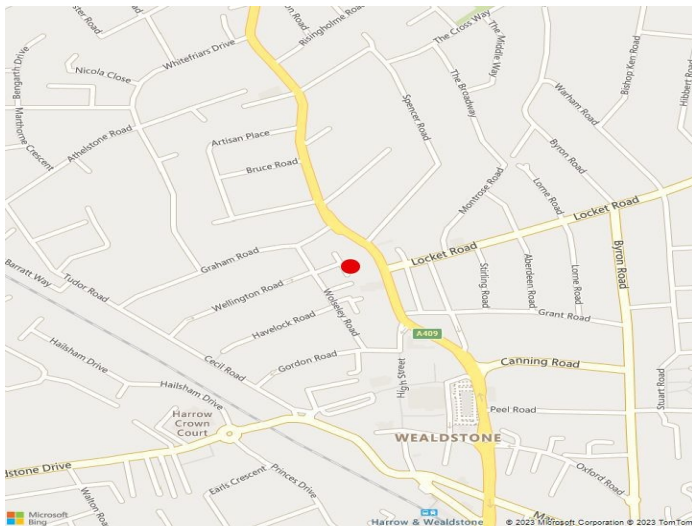
Guide price £550,000

**FREEHOLD SELF-CONTAINED OFFICE  
BUILDING**

- 3 PARKING SPACES
- 3 STOREY BUILDING
- CLOSE TO HARROW & WEALDSTONE STATION

## Location

The property is located on Cardinal Way, a cul de sac close to the High Street (A409) accessed via Wolseley Road, connecting Wealdstone to Harrow Town Centre. The property is approximately 600 meters north of Harrow and Wealdstone Station which provides access to TfL Overground and Southern Trains and the Bakerloo Underground Line.



## Description

A self-contained three storey terraced office building currently arranged and previously trading as a creche/children's nursery.

We are advised the property is connected to all main services. Central heating is in place with radiators throughout. Three car parking spaces are allocated with the property.

Double glazed windows throughout, roller shutter security grills, 2 WCs, shower and kitchen.



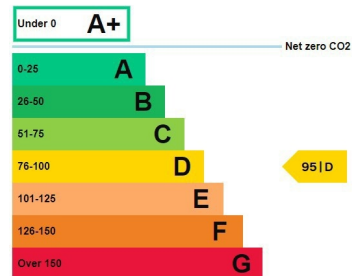
## Accommodation

Accommodation	sq ft	sq m
Total Area	1,800	167.22

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (95).

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Price

£550,000 Guide price

## Terms

Freehold for sale.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £17,000

Rates Payable : £8,483 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.

toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.