

# FOR SALE - OFFICE/DEVELOPMENT



**135 Greenford Road, Harrow HA1 3QN**  
10,880 Sq Ft (1,010.75 Sq M)

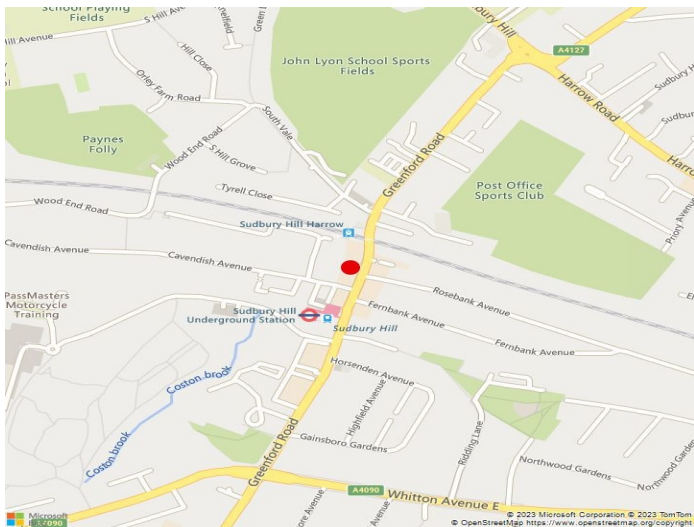
Guide price £4,000,000

**SELF-CONTAINED DETACHED OFFICE  
BUILDING**

- **POTENTIAL FOR REDEVELOPMENT /  
CONVERSION**
- **PARKING AVAILABLE**

## Location

The property is prominently located on the Greenford Road (A4127) adjacent to Sudbury Hill Overground Station (to Marylebone - 16 minutes) and within easy walking distance to Sudbury Hill (Piccadilly Line) Underground Station.



## Description

A self-contained detached office building over four floors together with a large car parking yard for 18 car parking spaces to the rear.



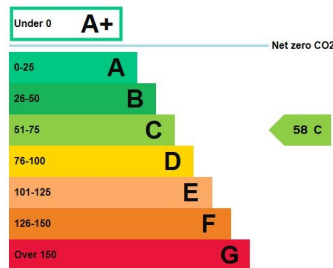
## Accommodation

Accommodation	sq ft	sq m
Second Floor	2,760	256.4
First Floor	2,760	256.4
Ground Floor	2,760	256.4
Lower Ground Floor	2,600	241.54
Total Area	10,880	1,010.75

## EPC

An energy performance certificate (EPC) is available upon request. An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (58).

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Price

£4,000,000 Guide price

## Terms

Freehold for sale.

Our client is looking for unconditional or conditional offers.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

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

## Additional Information / Floor Plans

Available on request.

## Viewings

Strictly by appointment through VDBM.  
steve.keenan@vdbm.co.uk 01923 845226

## 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.