

FOR SALE

OFFICE BUILDING FOR REDEVELOPMENT OR REFURBISHMENT

LOWLANDS HOUSE

Lowlands Road, Harrow, Harrow, HA1 3AW



- **22,720 Sq Ft (2,110.69 Sq M)**
- **Town Centre Location**
- **Close to Tube Station**
- **44 Car Spaces**

For further information please contact:

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Chamberlain
COMMERCIAL

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LOCATION

Lowlands House occupies a prime office position in Central Harrow, being just a short walk from Harrow-on-the-Hill Station (Mainline and Metropolitan Line) and within easy reach of the towns multiple facilities. The building enjoys pleasant views towards Grove Park and St Marys Church. Road communications are also good, with easy access to the A40, A406, M1 and M25.

DESCRIPTION

Lowlands House is a versatile office building arranged over group floor reception lobby and 4 upper floors. The building has 2 service cores at either side of the floor plate, each providing a stairwell and automated passenger lift. There are full windows of front and rear elevations making it ideal for conversion to residential or hotel. Lowlands House also benefits from a gated 2 storey car park with 44 spaces. Internally the building has been stripped ready for re-fit or conversion.

PLANNING

There is a lapsed planning approval for a new build scheme comprising 11,000 sq ft of commercial offices and retail with 48 apartments. The property is also suitable for conversion to residential through permitted development rights.

VIEWINGS

Strictly by prior appointment via landlords sole agents Chamberlain Commercial. Contact Tony Chamberlain 07817 077077.



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