

Linden House, Linden Square, Harefield, UB9 6TQ



EXECUTIVE SUMMARY

For sale, a flexible freehold office with undoubted development potential.

- Vacant three storey office building arranged over 7,904 sq ft along with 10 car parking spaces.
- Located in the popular village of Harefield in the London Borough of Hillingdon as part of a wider residential scheme that was developed by Linden Homes.
- Potential to convert the existing buildings into residential accommodation. Subject to obtaining the necessary planning consent.
- Freehold for sale via informal tender.

For further information please contact:

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On behalf of:



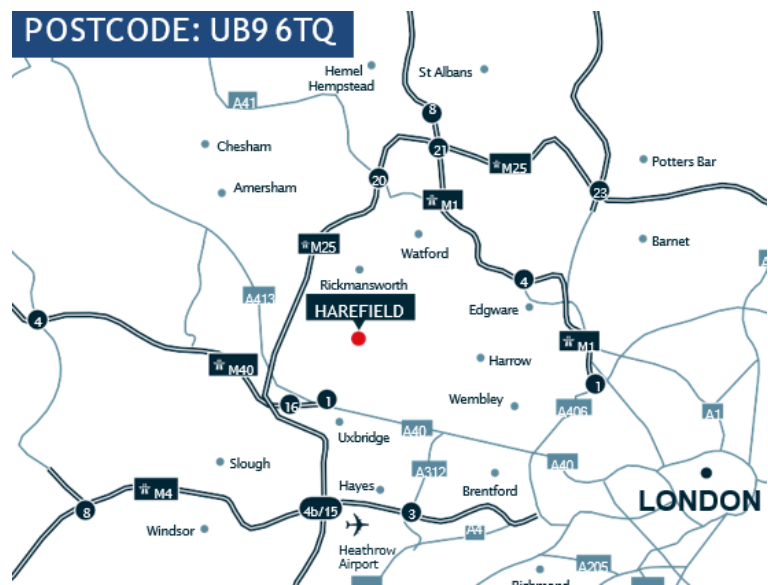
2nd Floor, Prince Frederick House
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LOCATION

Harefield is an affluent village located in the London Borough of Hillingdon. The village is popular with commuters and is located between the larger towns of Rickmansworth and Uxbridge, which provide access to both branches of the Metropolitan line. It boasts excellent road connectivity to the wider South East thanks to it's proximity to the M25 and M40.

Linden House is located in a landscaped mixed-use development and is 1 mile east of the village centre, which offers a range of shops and cafes. The property is conveniently located a short walk from the River Colne, which offers walking and cycling trails along the Grand Union Canal and the local lakes.



SITE DESCRIPTION

The property comprises a three storey office building constructed in 2000. The property benefits from being self contained and of brick/block cavity construction set beneath pitched, tiled roofs.

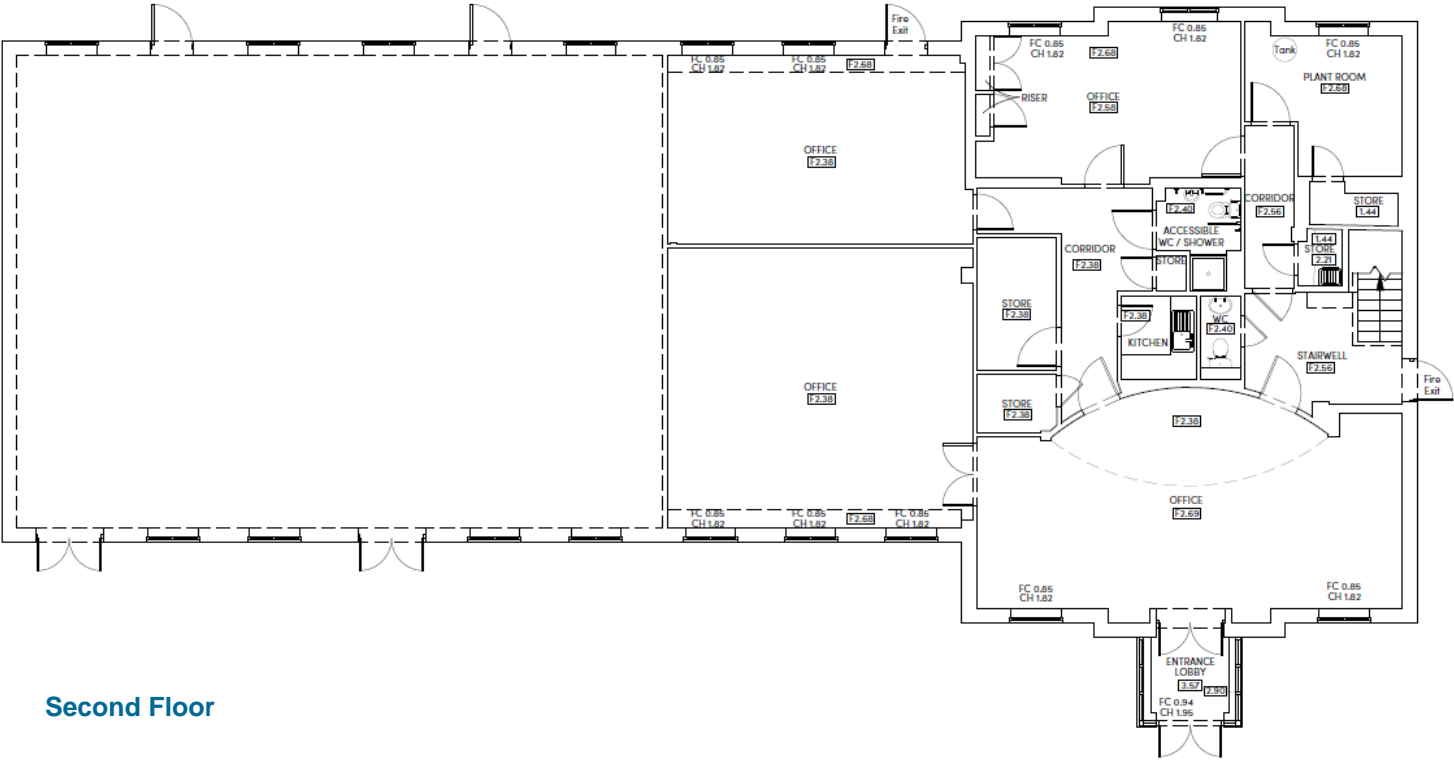
The office accommodation is over ground, first and second floors with accessible roof storage. There is a large car park to the front of the office which provides 10 parking spaces.

Description	SQ FT GIA	SQ M GIA
Ground	2,422	225.01
First Floor	2,405	223.43
Second Floor	2,376	220.77
Third Floor	700	65.07
TOTAL	7,904	734.27

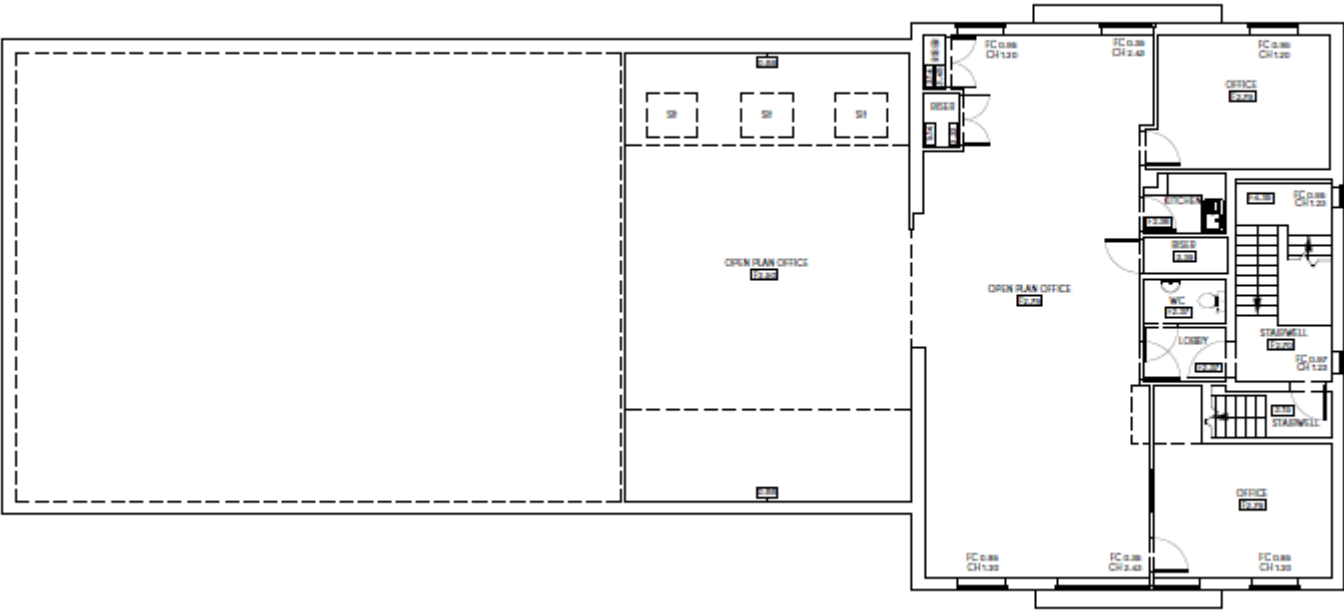


EXISTING FLOOR PLANS

Ground



Second Floor



TENURE

The premises are available by way of Freehold.

LEGAL

The site is held under the Freehold title AGL171641.

METHOD OF SALE

The site will be sold by way of informal tender. The site will be sold on an unconditional basis only.

Developers are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

Our client reserves the right not to accept the highest, or any offer received.

EPC

The property benefits from an EPC of D(95).

A copy of the certificate is available upon request.

VAT

The Property is elected for VAT.

FURTHER INFORMATION & CONTACTS

Further information and a suite of documents are available at the following link:

<https://brayfoxsmith.egnyte.com/fl/QvZrVEMja7>

VIEWINGS

All viewings are strictly by appointment only through the sole agents.

