



26

**Whitefriars Ave,
Harrow,
HA3 5RN.**

FOR SALE – Office Investment Opportunity



Proposal:

Offers in region of

£2,900,000

(Two Million Nine Hundred Thousand Pounds)
Subject To Contract And a 2% Sourcing Fee

EXECUTIVE SUMMARY

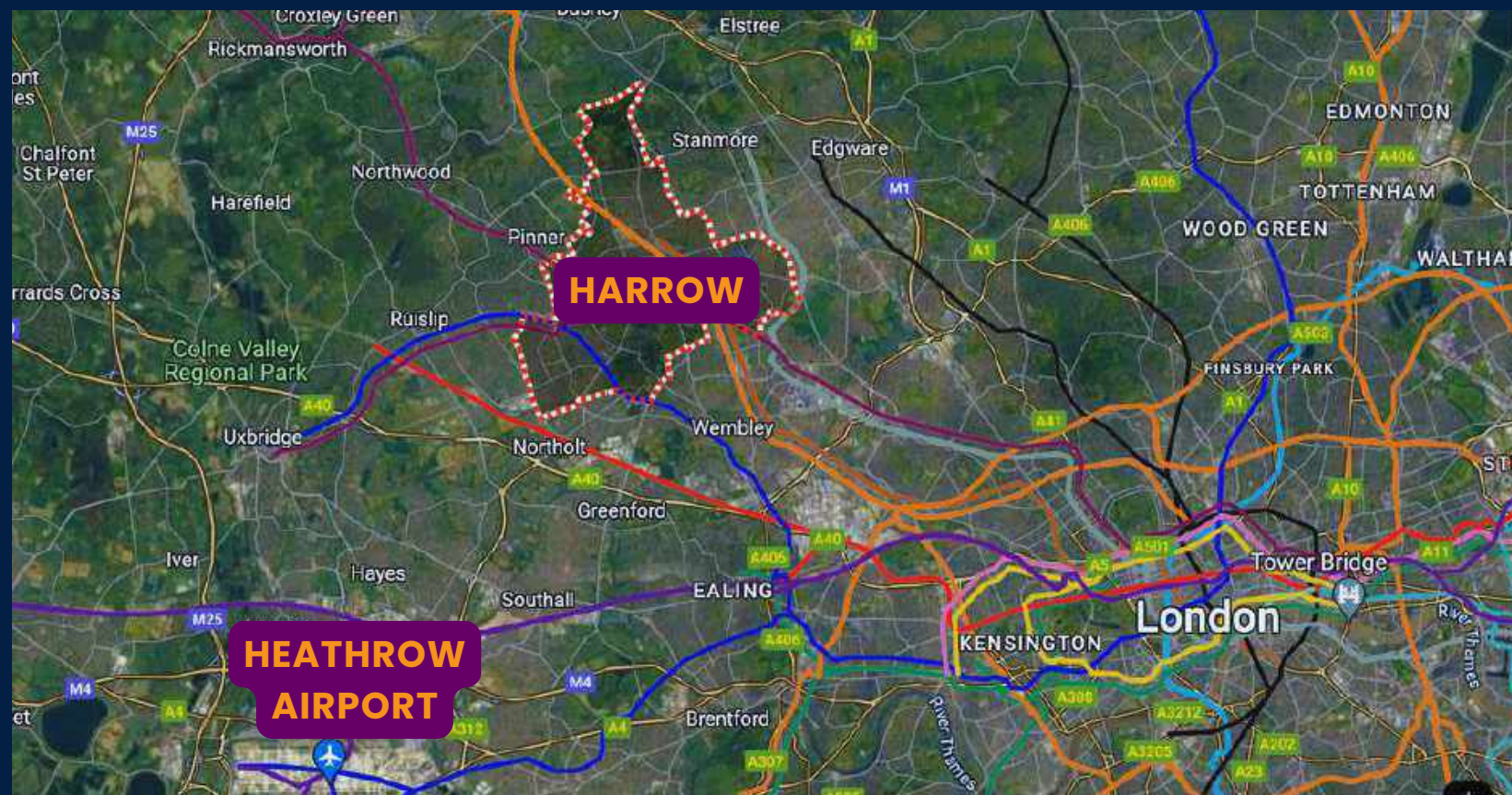
- Rare opportunity to acquire premium offices near Harrow Town Centre.
- Total size of the property is 6,565 SQFT NIA.
- Majority of the property is Fully Let with 1 year AST's in place.
- The existing Annual Rent is £249,239 reflecting a 8.6% Gross Yield.
- Virtual Freehold - 999 years from 2018.
- Affluent & popular North West London suburb
- Located some 0.6 miles from Harrow & Wealdstone Station.
- Held within an Ltd Company (Special Purpose Vehicle)
- Perfect opportunity for a property investors looking to expand their commercial portfolio in a prime location
- Viewings are available through appointments only.

KEY FINANCIALS

Purchase Price	£2,900,000
Annual Rent	£249,239
Gross Yield %	8.6%

LOCATION

- **Strategic Development and Growth Potential:** Harrow is at the forefront of urban development and growth in Greater London, with significant investments earmarked for infrastructure and community enhancements.
- The **Winsor and Newton Building's** location in this evolving landscape presents a unique opportunity for forward-thinking investors. The potential for area redevelopment and property value appreciation makes this an astute investment for those seeking to capitalize on the upward trajectory of one of London's emerging commercial and residential hubs.
- **Hub of Economic Prosperity:** Harrow's vibrant economic landscape, marked by a mix of flourishing businesses and commercial activities, presents a lucrative opportunity for investment.



CONNECTIVITY

- **Extensive Rail and Tube Network:** Ideally located near Harrow & Wealdstone and Harrow-on-the-Hill stations, the building offers direct and efficient access to Central London through multiple lines including the Metropolitan, Bakerloo, and London Overground. This prime location ensures a quick, under-30-minute commute to key areas in the city, catering to both professionals and residents who prioritize ease of travel in their daily routine.
- **Robust Road Connectivity:** Enhanced by its proximity to significant roadways such as the A404, A409, and A312, and major motorways like the M1 and M25, the building provides seamless road access across London and beyond. This strategic positioning is advantageous for businesses requiring frequent road travel.
- **Local and International Travel Convenience:** Diverse local bus routes enhance regional connectivity, while the proximity to London Heathrow Airport caters to international travel needs, making it an ideal location for businesses with global connections and frequent travellers.

Overground



HARROW &
WEALDSTONE

Metropolitan Line



HARROW
ON THE HILL

National Rail



HARROW &
WEALDSTONE

DESCRIPTION

The property comprises a commercial use building which is arranged over ground and two upper floors. Internally the space is arranged as reception on the ground floor with offices above.

The complete 1st floor is for sale, this floor is split into 22 units which offer a combination of style, functionality, and flexibility, making them ideal for a variety of professional uses.

Each floor is designed with a premium contemporary aesthetic, fitting for a professional and dynamic business environment. The building's modern infrastructure ensures that all technological and connectivity needs are seamlessly met.

SITUATION

Nestled in the heart of Harrow, the esteemed property at **26 Whitefriars Avenue** presents an unparalleled investment opportunity. This distinguished building is strategically positioned in one of Harrow's most dynamic and accessible locations.

Proximity to Key Amenities and Services: Located on **Whitefriars Avenue**, the building is surrounded by a variety of essential services and amenities. This includes financial institutions, legal firms, and a range of professional services, providing convenience for businesses and their clients. The nearby shopping centers, restaurants, and cafes also offer a vibrant lifestyle and networking opportunities for professionals working in the area.

EXISTING FLOORPLANS:

WINSOR & NEWTON BUILDING

FIRST FLOOR AREA: 708 SQM / 7631 SQFT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan is for illustrative purpose only and should not be tested and no guarantee prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operatability or efficiency can be given

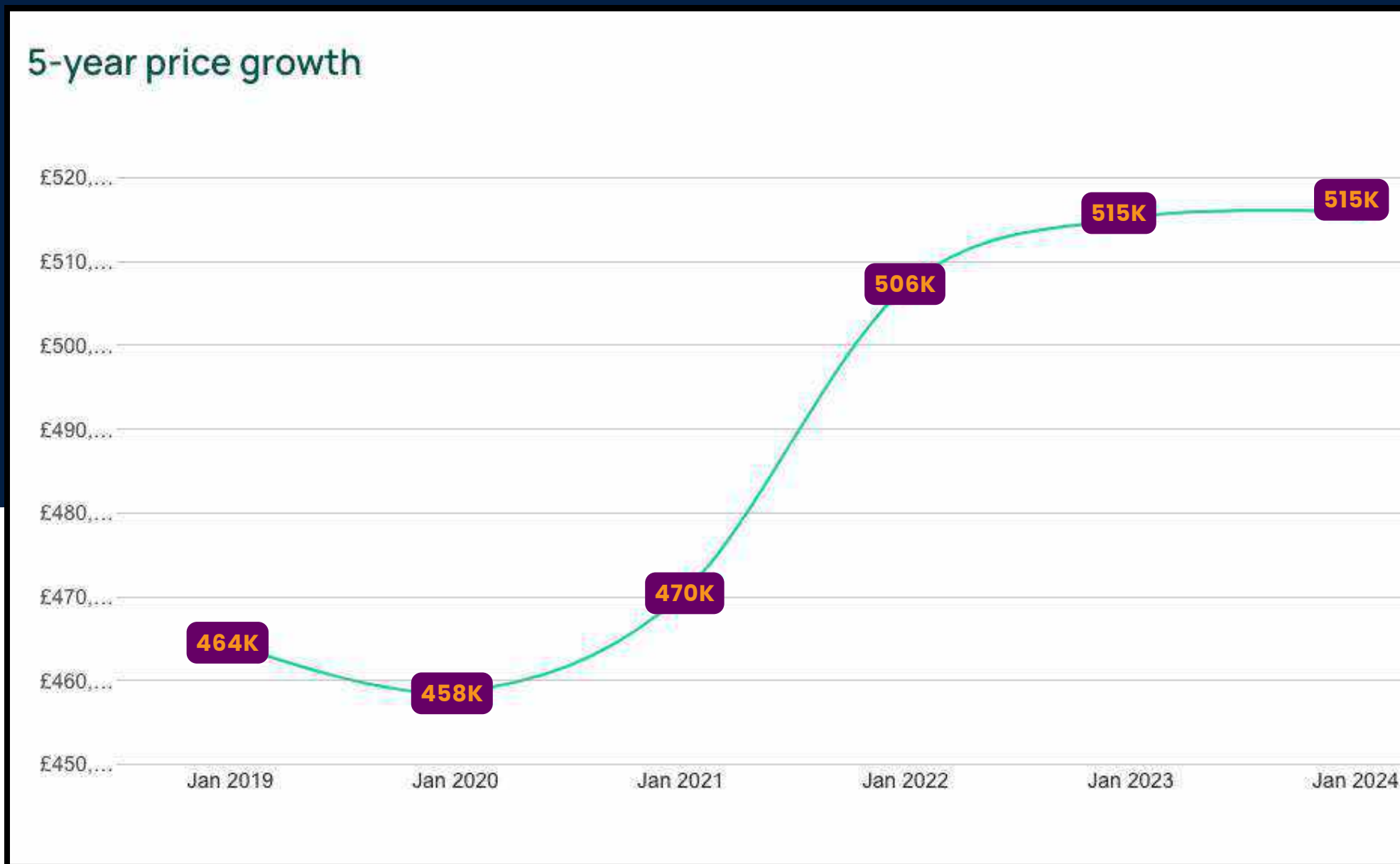
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EXISTING RENT SCHEDULE

Suite Number	Area (SQFT)	Annual Rent	Rent £/psf
1	189	£7,800	£41
2	189	£7,920	£33
3	315	£15,226	£48
4	155	£8,200	£53
5	160	£6,150	£38
6	155	£8,040	£52
7	170	£9,780	£50
8	150	£9,171	£61
9	174	£8,820	£41
10	142	£7,500	£53
Common Meeting Room	139	£0	£0
12	143	£6,300	£44
12A	130	£6,000	£46
14	139	£6,000	£43
15	139	£6,000	£43
16	318	£20,160	£62
17	433	£13,200	£30
18	547	£31,200	£55
19	260	£16,380	£63
20	2082	£36,000	£17
21			
22	436	£10,272	£24
Other Services		£9,120	
Total	6565 SQFT	£249,239	£43

Capital Appreciation / Price Growth in Local Area (Within 0.5 miles)



Date	Avg price	+/-
Jan 2019	£464,506	-
Jan 2020	£458,630	-1.3%
Jan 2021	£470,149	2.5%
Jan 2022	£506,925	7.8%
Jan 2023	£515,207	1.6%
Jan 2024	£515,899	0.1%

0% 1-year **10%** 3-year **11%** 5-year

Tenure

Virtual Freehold – (999 Years Lease from 2018)




VAT

The property is not elected for VAT.

Further Information

The CEPC asset Rating is 44 (Band B).
Full certificate and recommendation report is available.

For further information or to arrange a viewing, please contact us:

-  033 0179 7662
-  info@simplifiedsourcing.co.uk
-  382 Kenton Road, Harrow, Middlesex, HA3 8DP

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