

3 CHURCHILL COURT

58 STATION ROAD | NORTH HARROW | HA2 7SA

FOR SALE 2,160 SQ FT FREEHOLD OFFICE BUILDING



SUMMARY

- Rarely available freehold office building in sought after London Borough of Harrow
 - Highly prominent building on busy high road position
 - Located directly opposite North Harrow Underground Station (Metropolitan Line) and close to further public transport and key road links
 - A fully self-contained office building arranged over 3 floors
 - Gated and access controlled car park with 5 allocated spaces
 - For sale freehold with immediate vacant possession available
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LOCATION

Harrow is a popular suburb located 14 miles North-West of Central London. The area has excellent transport links. The A40/M40, M25 and M1 motorways have nearby access.

The Churchill Court office development is located directly opposite North Harrow Underground Station & Car Park (Metropolitan Line).



CONNECTIVITY

3 Churchill Court benefits from exceptional transport links. Located directly opposite North Harrow Underground Station (Metropolitan Line), the property offers direct access to Central London in under 30 minutes, including key hubs such as Oxford Circus, King's Cross and Liverpool Street.

The A40, M1, and M25 motorways are all easily accessible, providing seamless routes across Greater London and beyond. Multiple local bus routes also run along Station Road, ensuring efficient local travel.



“Only 35 minutes from London Marylebone by train”

ACCOMMODATION

Churchill Court is a development of 11 office buildings with a courtyard style gated car park with 5 parking spaces. Each building is arranged over 3 floors and is fully self-contained with male and female wc's.

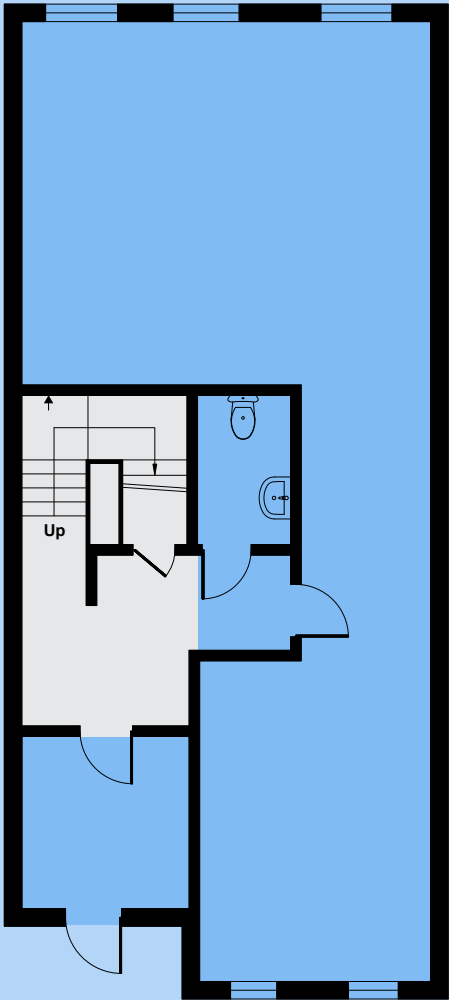
Floor	GIA Sq M	GIA Sq Ft
Ground	65	705
First	64	690
Second	71	765
TOTAL	201	2,160



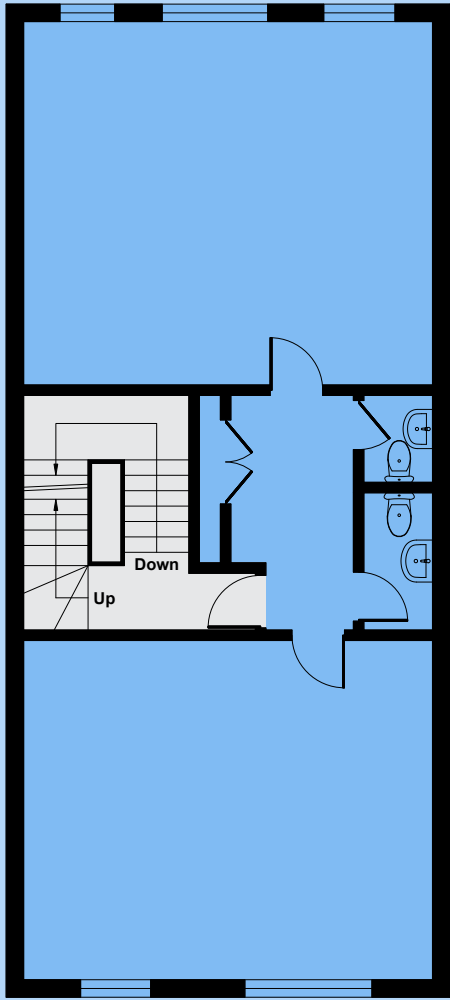
FLOOR PLANS



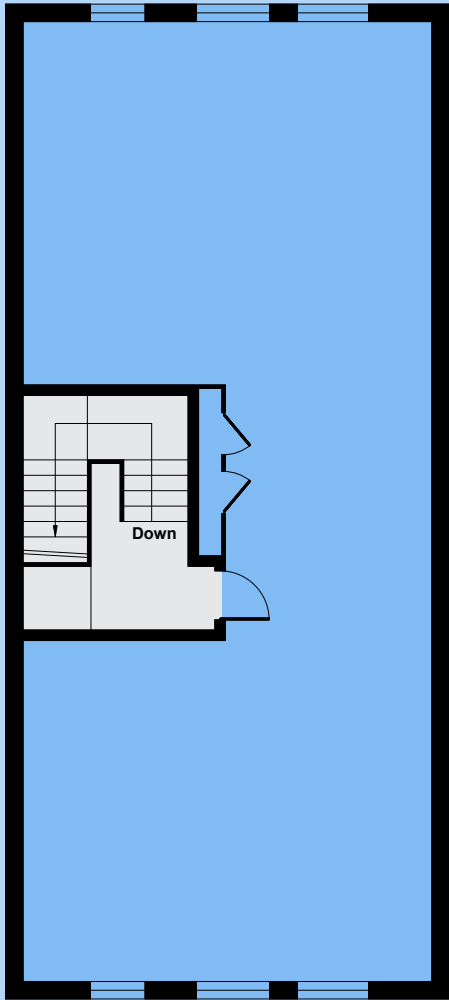
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



All floor plans are not to scale | for indicative purposes only.

PRICE

Price upon application. The property is not elected for a VAT.

TENURE

For sale Freehold with full vacant possession

BUSINESS RATES

To be assessed but other buildings in the same development are paying equivalent of £6 per sq ft for 2025/26.

London Borough of Harrow. Interested parties should verify the actual business rates payable before proceeding.

VAT

This property is unelected for VAT.

EPC

Energy Performance Certificate – Rating B

VIEWINGS

Viewings and further enquiries via joint sole agents:

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