

# FOR SALE

## Character Building Suitable For A Variety of Uses

The Barn, Manor Lane, Harlington, Hayes, Middlesex UB3 5EQ



- Freehold
- Vacant possession
- Close to Heathrow Airport
- Suitable for other Class E uses
- Secure car park for 14 cars
- Redevelopment potential (subject to planning)



## Location

The Barn is located on Manor Lane, Harlington, close to local amenities and bus connections. The property is just 2 miles from the Central Terminal Area at Heathrow Airport and the M4 (Junction 4).

## Description

The property comprises a detached self-contained converted barn with a secure car parking area for 14 cars. The main space is accessed via an entrance lobby/reception and benefits from excellent floor to ceiling height. There are separate offices, a boardroom, storage room and kitchen area. The property has been used as offices in recent years but would be suitable for other uses under Class E including medical, day nursery or gym. The site area extends to approximately 7,200 sq ft. The property is 'Locally Listed' and interested parties should make their own enquiries with London Borough of Hillingdon regarding any change of use or redevelopment.

## Accommodation

Area	Sq Ft	Sq M
Main Ground Floor Area	2,015	187.2
Reception	113	10.5
<b>Total</b>	<b>2,128</b>	<b>197.7</b>
Mezzanine Storage	134	12.4
External Storage	180	16.7

The above areas are in accordance with IPMS-3. The approximate gross internal area of the main building excluding mezzanine is 2,431 sq ft.

## Amenities

- Character building
- Comfort cooling and heating
- Excellent floor to ceiling height
- Gated car park for approx. 14 cars
- Existing separate offices and boardroom
- Kitchen area
- Separate Male and Female WC's
- EPC Rating – E 116 [Link](#)

## Terms

We are instructed to seek unconditional offers for the freehold interest. Price £750,000.

## VAT

We are advised that the property is not elected for VAT and therefore it would not be payable on the sale price.



**For more information or to arrange a viewing contact:-**

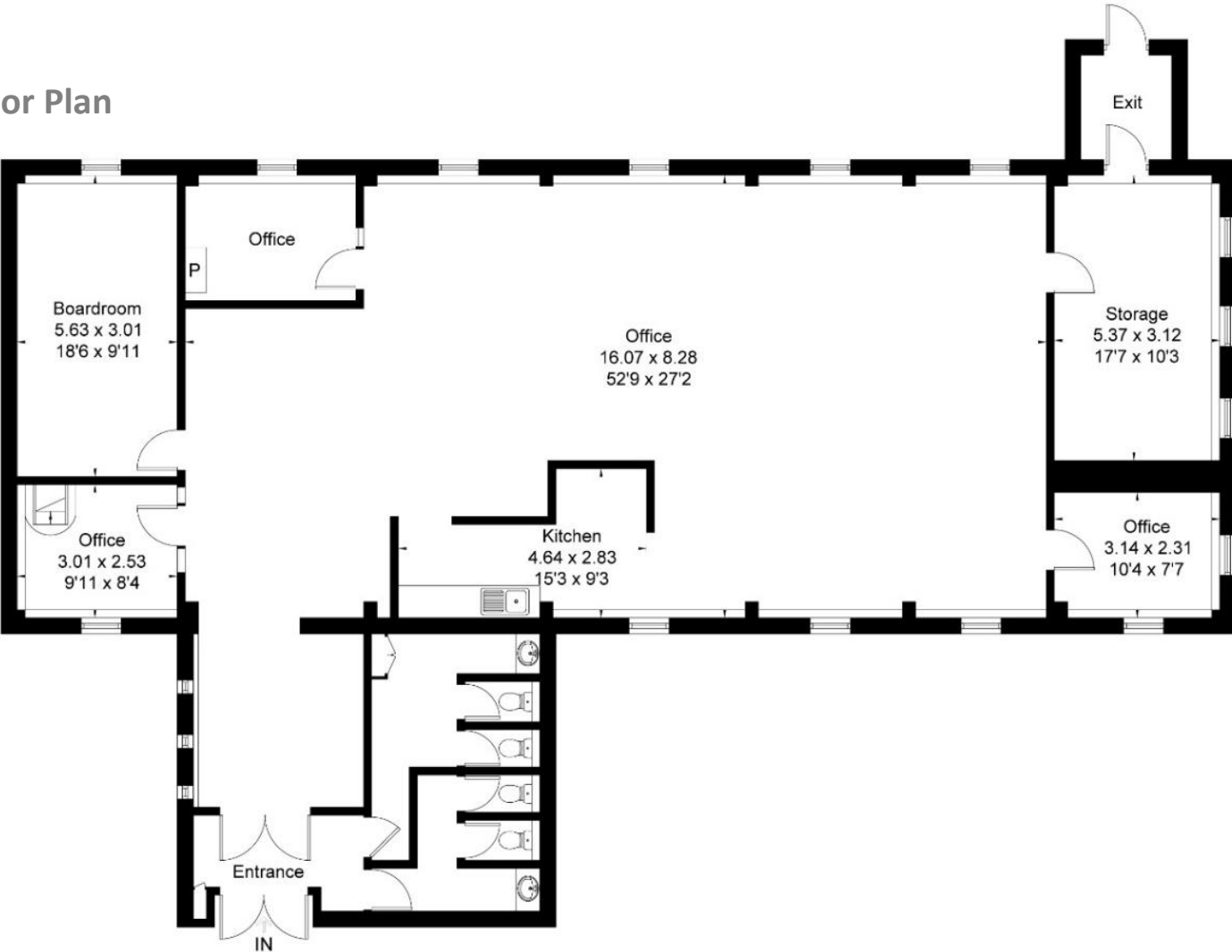
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Floor Plan







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