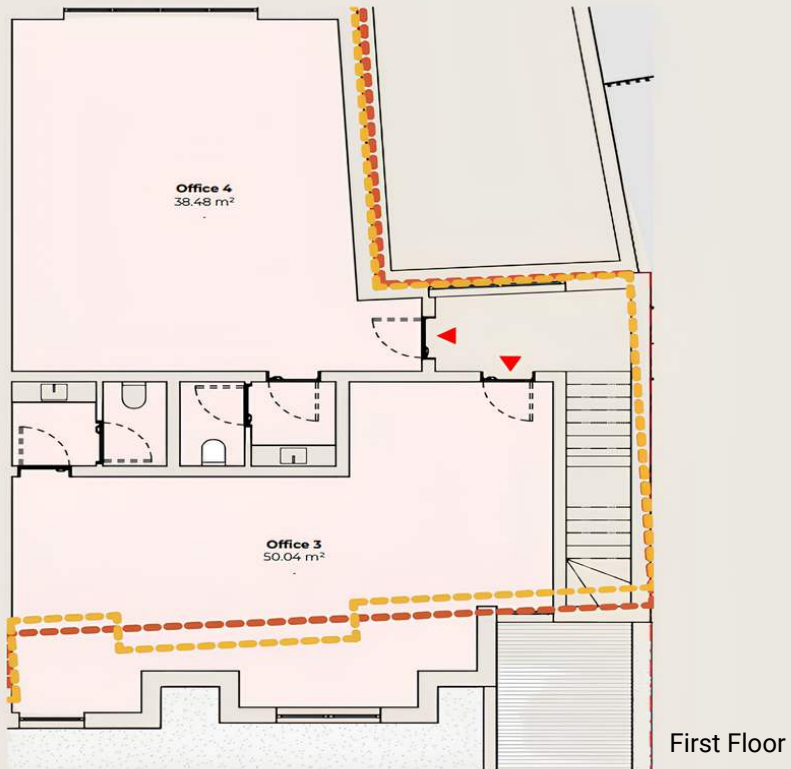


BUSINESS PROPERTY SOLUTIONS

**4a
Fairholme Road
Harrow
HA1 2TN**

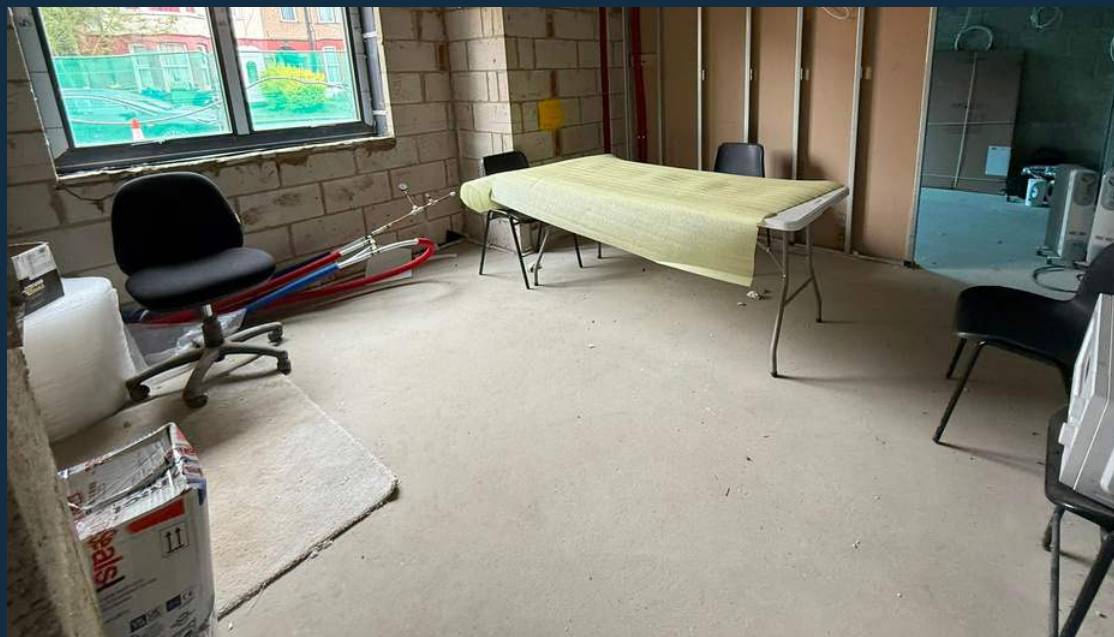


**Commercial Property
Opportunity in Harrow HA1 2TN
For Sale / To Rent**



Construction plans to be used for guidance only.

CGI images used throughout brochure whilst construction is in progress.



SUMMARY

Positioned within a modern mixed-use development on Fairholme Road, Harrow HA1, this versatile core shell commercial premises offers an outstanding opportunity for investors, owner-occupiers, and businesses seeking a prominent and well-connected location in Harrow town centre.

Situated on a quiet cul-de-sac and surrounded by a thriving residential and commercial community, the property provides flexible office accommodation suitable for a wide variety of Class E uses.

KEY FEATURES

- Prime Harrow town centre location on Fairholme Road
- Excellent transport links and easy accessibility
- Walking distance to shops, cafés, restaurants, and public transport
- Quiet and professional business setting
- Arranged across ground and first floors
- Flexible layout options to suit a variety of business needs
- Suitable for open-plan offices, meeting rooms, or individual office suites
- Suitable for a range of Class E uses including offices, medical, wellness, fitness, educational, nursery, and consultancy businesses
- Positioned within a growing residential development
- Surrounded by nine residential apartments
- Excellent opportunity for owner-occupiers and expanding businesses
- Exclusive outdoor garden space

Location

Located in the heart of Harrow town centre on Fairholme Road, the property benefits from excellent transport links and easy access to shops, cafés, restaurants, and public transport. The surrounding area provides a professional and well-connected business environment within a thriving residential and commercial community.

The property offers strong long-term potential for owner-occupiers, subject to planning and growing businesses seeking a prominent Harrow location. Its central setting ensures strong visibility and accessibility, making it suitable for a wide range of Class E uses.

BUSINESS RATES

Interested parties are advised to contact the relevant Local Authority.

Guide Price

£750,000 Freehold. £50,000 per annum to rent

LEGAL COSTS

Each party to pay their own costs.
A Non-refundable deposit will be required at the point of instructing a solicitor.

VAT

TBC

EPC RATING

TBC



Viewings

Strictly via appointments only through sole agents
Business Property Solutions
Chartered Surveyors and Commercial Property Consultants

Bav Shah MRICS

 Mail@BusinessPropertySolutions.com

 07960 960860 / 020 3325 0344

Misrepresentations Act: Business Property Solutions Limited for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Business Property Solutions Limited has any authority to make or give any representation or warranty in relation to this property. Business Property Solutions Limited (Company No 10031248) is authorised and regulated by the Royal Institution of Chartered Surveyors. Business Property Solutions is a trading name of Business Property Solutions Limited - June 2026

