

**Sequential Site Assessment
Supplementary Note
Brockley Hill, Stanmore – New
Banqueting Facility**

Relating to site at
Former Stanmore and Edgware Golf Centre
March 2021



hghconsulting.com



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1.0 Brockley Hill Sequential Site Assessment – Supplementary Note

1.1 This Supplementary Note has been prepared by hgh Consulting to provide further research to support the Sequential Site Assessment (SSA) (August 2020) and Supplementary Sequential Site Assessment (September 2020) submitted to accompany a planning application at the former Stanmore and Edgware Golf Centre, Brockley Hill, Stanmore, HA7 4LR. The proposed development is for:

“Demolition of existing golf club buildings (Use Class D2) and construction of a new banqueting facility (Use Class D2), widening of existing vehicular access from Brockley Hill, car and cycle parking, waste / recycling storage, landscape enhancements and associated works” (ref: P/3088/20).

1.2 These two reports include a thorough assessment of all allocated sites and those advertised for sale on Property websites within the London Borough of Harrow. They conclude that there are no alternative, suitable or available sites for the proposed development in a town centre or on the edge of centre locations in the Borough of Harrow.

1.3 On 3rd December 2020, officers confirmed that the assessment of sites within Harrow was ‘reasonably thorough’ but requested that a list of current vacant sites in Harrow was also reviewed. Officers also considered that other sites outside of the borough should be assessed including town centre sites in Brent and Barnet and that a justification for the rationale for the search area should also be submitted.

1.4 This Supplementary Note therefore widens the site search area to include sites with a PTAL of 5 or 6 within the following town centres:

- Wembley (LB Brent);
- Ruislip/Eastcote (LB Hillingdon);
- Northolt (LB Hillingdon);
- Borehamwood (Hertsmere);
- Edgware (LB Barnet);
- Colindale (LB Barnet).

Methodology

1.5 The methodology is similar to that used for assessing the sites in Harrow but with a wider geographical area of search.

Area of search

- The focus of the assessment is to establish whether there are any previously developed sites in town centres that have a PTAL of 5 or 6 and are within a 5 mile radius of the former Premier Banqueting facility that meet the assessment criteria and are suitable and available.

- As discussed in the Planning Statement and Sequential Site Assessment a replacement venue in Harrow is critical to business continuity and the client base. A review of events that were proposed in 2020 confirms that 85% of event hosts (those who booked the Premier Banqueting facility) were located either within 5 miles or over 10 miles of the Premier Banqueting facility in Harrow. A five mile search radius is therefore considered to be appropriate for this assessment.

Size of Site

- 1.6 The original search assessment criteria was for a site of 0.6 hectares (1.5 acres) or more with space for 100 parking spaces. For existing buildings a minimum floorspace of 1,500sqm with a floor to ceiling height of 5m for the banqueting hall was sought.
- 1.7 In response to feedback from LBH the site search was amended to include sites with 1,000 sqm of floorspace on a single floor with access to off-site parking facilities for between 50-100 spaces within a 250m radius (being the limit that a guest of the banqueting facility may be prepared to walk in wedding attire and/or poor weather).
- 1.8 This assessment criteria has been used for assessing sites within other town centres within the 5 mile radius of Premier Banqueting.

Availability

- 1.9 There is a need for business continuity and therefore a site must be available now for purchase.

Sources for Identifying Potential Alternative Sites

- 1.10 The following sources of information have been used and further consulted to identify potential alternative sites for the proposed development:
- Brent LDF Site Specific Allocations (2011);
 - Regulation 19 Draft Brent Local Plan (2019);
 - Hillingdon Local Plan Part 2: Site Allocations and Designations (2020);
 - Hertsmere Site Allocations and Development Management Policies Plan (2016); and
 - Barnet Emerging Local Plan Site Appendix 1: Allocations (2019).
- 1.11 This assessment looks at previously developed sites, therefore open space sites in the various documents have been omitted from this assessment.

Property Websites

- Right Move;
- Zoopla;
- Estates Gazette;
- Businesses for Sale;
- On the Market; and
- Realla.

- 1.12 The purpose of the supplementary note is to establish whether there are any ‘available’ and ‘suitable’ sites that could accommodate the proposed banqueting development based upon the expanded search within a 5 mile radius of the existing Premier Banqueting facility.

Sequential Site Assessment

Brent Site Specific Allocations (SSA) (2011) - Wembley Sites

LPA Ref	Site name	Site area (ha)	Commentary
W11	Former Wembley Mini Market, Lancelot Road	0.1	<p>Site has a PTAL of 6a and is in Flood Zone 1.</p> <p>The site allocation states that the site has potential for residential and commercial uses, or car parking, to support the regeneration of Wembley town centre. The site has been redeveloped for residential development so is discounted.</p> <p>Not suitable or available.</p>
21	Land Adjoining St Johns Church, Wembley High Road, HA0	0.6 ha	<p>Site has a PTAL rating of 4 (below the PTAL 5/6 criteria)</p> <p>Site is currently the grounds of St Johns Church, a Grade II listed building. The site comprises a vicarage building, a church hall and mature trees.</p> <p>The site is allocated for housing with amenity/open space and community uses. It has been developed for St John’s Community Centre so is discounted.</p> <p>Not suitable or available.</p>
24	Wembley Point, Harrow Road, HA9	1.2	<p>Site has a PTAL of 5.</p> <p>Site is currently a large 21 storey office tower surrounded by car parking and Argenta House.</p> <p>Wembley Point subject to a prior approval from Office (Use Class B1) to Residential (Use Class C3) involving the creation of 439 residential units and 46 car parking spaces (ref: 18/3125) dated 19/12/2018. The prior approval has been implemented.</p>

			<p>Planning permission secured for the redevelopment of Argenta House for a mixed use development, 24 storeys, 130 residential apartments (Ref. 18/4847). Approved August 2020.</p> <p>Not suitable or available.</p>
25	Vivian Avenue, HA9	0.7	<p>Site has a PTAL of 2 (below the PTAL 5/6 criteria)</p> <p>Site is currently open space amongst residential development.</p> <p>Development on the site should seek to protect and enhance its Nature Conservation designation.</p> <p>Not suitable.</p>

Brent Emerging Local Plan Site Designations (2019) – Wembley Sites

LPSA Ref	Site name	Site area (ha)	Commentary
BCS A1	ASDA/The Torch/Kwikfit	2.79 + 0.39	<p>Site has a PTAL of 5-6a (2031 estimate)</p> <p>The site currently comprises a Kwik Fit, Public House and an ASDA with associated car park. The Draft LP confirms that it is still operating as a supermarket and Kwik Fit and advises that are both trading well and meeting operational needs which may affect owner's willingness to redevelop. Most recent planning permission granted on site was for the "<i>Installation of a new sliding window with overhead glass canopy, reassignment of 2x parking spaces and associated works in relation to proposed delivery service</i>" (ref. 20/3217). Permission is related to the continuing use of the site as an ASDA so is unlikely to change uses in the near future.</p> <p>Allocated for residential led mixed use development with indicative capacity for 485 units. Timeframe for delivery – majority of units 10+ years.</p> <p>Site is not currently available and is unlikely to be available in the short –to medium term. Proposed banqueting use would compromise allocated use on site.</p>

			Not suitable or available.
BCS A2	Stadium retail park and Fountain Studios	1.67	<p>Site has a PTAL of 5-6a (current and forecast)</p> <p>The site currently comprises large retail units and the former Fountain Studios and is allocated for 966 homes and a mix of commercial uses and student accommodation. Timescale for delivery is 5-10 years +.</p> <p>Outline planning permission (ref: 17/3059) for the redevelopment of the site to include demolition of existing buildings and retail and/or office and/or D1 & D2 uses: up to 6,600 sqm and C3 (up to 995 units) was granted on 1st February 2021.</p> <p>The non-residential floorspace is required to be on the ground floor and provide active frontages. Banqueting facility not compatible with residential uses above.</p> <p>The scheme includes a total of 179 car parking spaces to provide car parking for the whole of the development. This is significantly below the maximum standard of 468 calculated for the proposed development. A CPZ is proposed for the surrounding area. The site therefore has insufficient car parking for the proposed banqueting facility.</p> <p>Before any development can commence on the site the existing buildings needs to be demolished, reserved matters applications submitted and approved and pre-commencement conditions discharged. The site is therefore not available for the proposed use.</p> <p>Site is not currently available and is unlikely to be available in the short to medium term.</p> <p>Not suitable or available</p>
BCS A3	Brook Avenue, Wembley, HA9	1.78	<p>Site has a PTAL of 4-6a (2031 estimate) and some parts in functional floodplain 3a and 3b.</p> <p>Site is a residential street characterised by two storey detached and semi-detached houses and a Premier Inn. Site fragmented in ownership. Only</p>

			<p>part of the site in Wembley Park town centre is the Premier Inn.</p> <p>Allocated for hotel/other main town centre uses/residential on the current Premier Inn site with residential on the remaining part of the site along Brook Avenue. Timescale for redevelopment is 5-10 years +.</p> <p>No current planning application or planning permission for the redevelopment of the whole or part of the site. Site currently occupied by houses and operating as hotel and therefore is not available in the short-medium term.</p> <p>Not available</p>
BCS A 4	Fifth Way/Euro Car Parts	1.3	<p>Site has a PTAL of 3-4 (2031 estimate), therefore below PTAL 5/6 in the assessment criteria. Not within Wembley Park town centre.</p> <p>Allocated for mixed use, residential-led development to incorporate business use floorspace, hotel and potentially student accommodation.</p> <p>Planning application has been submitted at the site for <i>“Demolition and redevelopment to provide new buildings ranging between 11 and 21 storeys with basement levels; all for a mix of uses comprising 493 residential units, retail (Use Class A1) and industrial floorspace (Use Class B1(c); provision of private and communal space, car parking, cycle parking, ancillary space, mechanical plant, landscaping and other associated works”</i> (Ref. 20/2033). Planning application has not yet been determined.</p> <p>No provision for a banqueting facility in the proposed development. Site is not currently available and is unlikely to be available in the short to medium term.</p> <p>Not suitable or available.</p>
BCS A5	Olympic Office Centre	0.44	<p>Site has a PTAL of 5</p> <p>Allocated for main town centre uses, education/campus or residential incorporating flexible retail uses (A1, A2, A3, A4, D1, D2).</p>

			<p>Planning application (ref: 17/5097) for the redevelopment of the Olympic Office Site and erection of a part 21 and part 15 storey building comprising 253 residential units and 1051 sqm of flexible retail uses. LBB website advised planning permission not yet granted.</p> <p>The floorplans for the proposed development show flexible retail uses on the ground floor that are split into units which are all less than 1,000sqm so therefore are not suitable. The layout of the proposed building is such that it would not be possible to combine individual units into one 1,000 sqm unit therefore the site is not suitable to accommodate the proposed banqueting facility.</p> <p>The Site Allocation advises that it is anticipated that the site will now be where the College of North West London will be relocated.</p> <p>Site is not currently available and is unlikely to be available in the short to medium term.</p> <p>Not suitable or available.</p>
BCS A 6	Watkin Road	1.41	<p>Site has a PTAL of 4 (current and forecast), therefore below the PTAL 5/6 criteria. Not within Wembley Park town centre.</p> <p>Allocated for mixed use, residential-led development to the west of the site adjacent to other schemes coming forward as part of the Wembley Park masterplan, transitioning to a more commercial-led use towards the east of the site bordering Wembley Business Centre industrial estate.</p> <p>Planning permission granted for the demolition of Parkwood House to provide 113sqm affordable workspace plus 283 bedroom student accommodation (ref: 17/2782) – under construction.</p> <p>Planning permission for Demolition of existing buildings and redevelopment of the site to provide 219 residential units and 584.6sqm of affordable workspace (Use Class B1(a)) on ground floor, in a new building ranging between 2 and 23 storeys</p>

			<p>together with associated infrastructure works including private and communal space, car parking, cycle storage and public realm improvements (ref: 18/3381) – under construction.</p> <p>The proposed banqueting facility does not fall within any of the approved uses. Site is not currently available and is unlikely to be available in the short to medium term.</p> <p>Not suitable or available</p>
BCS A7	Wembley Park Station (North & South)	0.7	<p>Site has a PTAL of 5/6a. Adjacent to the boundary of Wembley Park town centre.</p> <p>Site wholly owned by TfL. Northern part comprises railway sidings associated with Wembley Park Station. The southern part currently comprises TfL offices and TfL car parking.</p> <p>Site identified as being suitable for mixed-use residential led development to include replacement of existing office space.</p> <p>There is currently no planning application for development on the land to the north. Given that this is currently railway sidings, the site is currently unavailable.</p> <p>Planning application on land to the south of the site for: <i>“Comprehensive mixed-use redevelopment of the site comprising the phased demolition of the existing buildings and structures on site and the phased development comprising site preparation works, provision of five new buildings containing residential uses, replacement train crew accommodation and flexible retail floorspace, basement, private and communal amenity space, associated car parking (including the part re-provision of station car parking), cycle parking, refuse storage, plant and other associated works.”</i> (Ref. 20/0967). Currently awaiting decision. Only small retail unit proposed at ground floor.</p> <p>The proposed banqueting facility does not fall within any of the uses proposed in the planning application.</p> <p>Site is not currently available and is unlikely to be available in the short to medium term.</p>

			Not suitable or available
BCS A 8	Wembley Retail Park	5	<p>Site has a PTAL of 3-5 (2031 estimate). Falls outside of the Wembley town centre boundary. Small part of site is within flood zone 3a and is susceptible to flooding.</p> <p>Allocation for mixed-use residential led development.</p> <p>Forms part of the area within planning permission ref: 15/5550 – a hybrid planning application for the redevelopment of land around Wembley Stadium. The emerging Local Plan advises that the scheme should be designed in line within the principles set out in the planning permission. The parameter plan for the proposed uses on the site advises that the uses for the proposed five buildings on the site should comprise C3, B1 and D1. There is no provision for a banqueting facility and such as use would not be compatible with residential uses on the site.</p> <p>The site is currently used as a site for surface car parking for up to 1,350 cars for a temporary period of 5 years while land to the south of Engineers Way is redeveloped for a mixed-use scheme (Ref. 10/3032). Site is not currently available and is unlikely to be available in the short to medium term.</p> <p>Not suitable or available.</p>
BCS A9	First Way, Wembley, HA0	4.42	<p>Site has a PTAL of 1-3 (2031 estimate), therefore below the PTAL 5/6 criteria. Site falls outside Wembley Town Centre boundary.</p> <p>Allocated for residential-led mixed-use development, including student accommodation/education and business.</p> <p>Planning application granted for northern part of the allocated site comprising Unit 1-5 Canon Trading Estate for: <i>“Demolition of the existing buildings and erection of a part 7/9/10/11 storey building, comprising educational use (Use Class D1), office use (Use Class B1(a)) and student accommodation (Use Class Sui Generis), with ancillary external landscaping subject to a Deed of Agreement dated 20 June 2018 under Section</i></p>

			<p>106 of the Town and Country Planning Act 1990, as amended" (Ref. 17/3797).</p> <p>Planning application submitted for southern part of the allocation. "Demolition of the existing building and erection of five buildings (ranging from 12 storeys to 24 storeys) comprising self-storage space (Use Class B8), office space (Use Class B1) and retail/commercial space (A1/A3), with 600 residential units (Use Class C3) on the upper levels, new landscaping and public realm, ancillary servicing and plant, car and cycle parking, and associated works." (Ref. 18/4767).</p> <p>Proposed banqueting use would conflict with both the approved and submitted application. Site is not currently available and is unlikely to be available in the short to medium term.</p> <p>Not suitable or available</p>
BCS A 10	York House	0.79	<p>Site has a PTAL of 5-6a</p> <p>Allocated for primary school.</p> <p>Reserved matters application for 630 place three form entry primary school approved in June 2018 subject to condition 1 of outline planning permission reference 15/5550 (main Wembley regeneration area permission) in relation to plot YH1: (Ref. 18/0204)</p> <p>Not suitable or available.</p>
BCS A 11	College of North West London Wembley	0.24	<p>Site has a PTAL of 6a (2031 estimate). Site outside of Wembley town centre. Flood zones 2 and 3.</p> <p>Allocated for mixed use residential led development subject to an alternative D1 educational use re-provided elsewhere in the borough.</p> <p>Site still in use as a college therefore not available in the short-medium term.</p> <p>Not available.</p>
BCS A 12	Land to south of South Way	1.7	<p>Site has a PTAL of 2, therefore below the PTAL 5/6 criteria.</p>

			<p>The site falls outside of the Wembley Town Centre boundary. Existing use industrial / Concrete batching plant.</p> <p>Allocated for residential mixed use development including business premises. No net loss of employment floorspace and re-provision of B1c, B8 and B2 uses at ground floor / basement level should be provided.</p> <p>Site has low PTAL and reprovision of Class B uses at lower floors means there would be no provision for a banqueting facility.</p> <p>Not suitable or available.</p>
BCS A 13	Former Malcolm House Site, Fulton Road	0.2	<p>Site has a PTAL of 5.</p> <p>Site currently in use as temporary construction storage site.</p> <p>Allocated for Mixed Use with a minimum of 0.65 plot ratio B1 business use, with the remainder being of main town centre uses or residential. Allocation does not include a banqueting facility. Not clear when the site will be bought forward for development.</p> <p>Not available.</p>
BCS A14	St Joseph's Social Club, Empire Way	0.38	<p>Site has a PTAL of 6a</p> <p>The site has planning permission for "<i>Change of use of the existing church social club (Use class D1) into a mixed-use comprising education and training centre (Use class D1), social hub (Use class Sui Generis) and ancillary office space (Use class B1), and the existing nursery (Use class D1) on site will be retained</i>" (Ref. 17/2672). This planning permission has been implemented as the building is now a Social Innovation and Enterprise Hub and is therefore not available.</p> <p>Not available.</p>
BCS A 15	Site W10 Wembley Masterplan	0.5	<p>Site has a PTAL of 3-6a.</p> <p>Currently in use as a car park/open storage and therefore not available.</p> <p>Allocated for retail at ground, upper floors B1 office or D2 entertainment.</p>

			<p>Forms part of the area within planning permission ref: 15/5550 – a hybrid planning application for the redevelopment of land around Wembley Stadium. Development parameters to be in accordance with the planning permission.</p> <p>Not available.</p>
BCS A 16	Site NW04 Wembley Masterplan	0.35	<p>Site has a PTAL of 6a.</p> <p>Site adjacent to Civic Centre and in meanwhile use of public realm. Allocated for A1-A5, D1 ground floor, D1, B1/C1/D2 upper floors.</p> <p>Part of a much larger outline planning permission for the redevelopment of a wider site “The Former Palace of Arts and Palace of Industry” site for up to 160,000sqm of floorspace with a mix of uses (ref; 10/3032) as varied.</p> <p>Outline planning permission for A1-A5 and B1/C1/D1 uses and development parameters for Site NW04 granted through ref: 18/0968.</p> <p>No reserved matters application submitted to date on the site and therefore no details of quantum of potential D2 floorspace proposed.</p> <p>Not available.</p>
BCS A 17	Southway Motors/Fourway Supplies/ Midnight Motors, South Way, HA9 0HB	0.33	<p>Site has a PTAL of 2, therefore below the PTAL 5/6 criteria.</p> <p>Existing repair garages and storage therefore not available. Allocated for business and residential (re-provision of business use required)</p> <p>Not suitable or available.</p>
BCS A 18	Site W12 Wembley Park Boulevard, Wembley	0.015	<p>Site has a PTAL of 2 (below the PTAL 5/6 criteria).</p> <p>Site too small.</p> <p>Outline planning permission for the demolition of existing building and erection of a 4-storey building and new pedestrian boulevard with associated service yard, landscaping and infrastructure works.</p> <p>Proposed use would not comply with the planning permission.</p>

			Not suitable or available.
BCS A 19	Wembley Park Station, Police Station and Adjacent Land Bridge Road	0.3	Site has a PTAL of 6a. Allocated for Residential, plus re-provision of police station. Allocation does not include provision for banqueting facility. Not suitable.

Hillingdon Local Plan Part 2: Site Allocations and Designations (2020) – Ruislip and Eastcote and Northolt

LPSA Ref	Site name	Site area (ha)	Commentary
SA 15	Royal Mail Sorting Office, Park Way, Ruislip Manor	0.27	PTAL rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1. There is a small amount of on-site parking. Considered suitable for residential development as surrounded by residential uses to the north and the west. Not considered suitable for banqueting facility due to proximity to existing residential uses. Still in use as a sorting office therefore not available. Not suitable or available.
SA 18	West End Road, South Ruislip	1	PTAL rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1. Current use of the site is for a builders merchant therefore currently not available. Considered suitable for residential development as surrounded by residential development. Not suitable for banqueting facility due to close proximity to residential uses. Not suitable or available
SA 19	Braintree Road, South Ruislip	7.1	PTAL rating of 1b (below the PTAL 5/6 criteria) and Flood Zone 1. Allocated for mixed use development. Adjacent to locally significant industrial site.

			<p>Planning permission granted for redevelopment of site for commercial and residential development including café, petrol station and cinema (ref. 66819/APP/2014/1600): <i>“Redevelopment of the site to provide a food store with ancillary cafe (Class A1) and ancillary petrol filling station, cinema (Class D2), 5 x restaurant units (Class A3), and residential development consisting of 132 units, together with new vehicle and pedestrian accesses, car parking, servicing areas, landscaping arrangements, and other associated works.”</i></p> <p>The development has been built out.</p> <p>Not suitable or available.</p>
SA 20	Bourne Court, South Ruislip	0.72	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1.</p> <p>Allocated for residential development. An application has been submitted in January 2020 (ref. 11891/APP/2020/20) for <i>“Outline planning application for the redevelopment of the site to provide 96 residential units in a single block, including access, car and cycle parking, refuse storage and amenity space, with landscape matters reserved”</i></p> <p>Site is not currently available for a proposed banqueting facility.</p> <p>Not suitable or available.</p>
SA 9	Audit and Bellway House, Eastcote	0.87	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1.</p> <p>Allocated for residential development. Prior approval has been granted for Change of Use from B1 (Office) to C3 (Residential) for both buildings. Scheme should be developed in accordance with the parameters of the approved schemes.</p> <p>Not suitable or available.</p>
SA 10	281-285 Field End Road, Eastcote	0.37	<p>PTAL Rating of 3 (below the PTAL 5/6 criteria) and Flood Zone 1.</p> <p>Site identified for residential development. Existing use is office and education facility spread over three floors.</p>

			<p>Building subject to Prior Approval ref: 23156/APP/2019/339, dated 26-07-19 (Change of use of offices (B1) to 47 (31 x 1 beds and 16 x 2 beds) residential apartments (C3) that has been implemented.</p> <p>Not suitable or available.</p>
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Hertsmere Local Plan 2012-2027: Site Allocations and Development Management Policies Plan – Borehamwood Sites

LPSA Ref	Site name	Site area (ha)	Commentary
TC1	29-59 Shenley Road and 61-79 Shenley Road, Borehamwood		<p>Site is located on retail frontage on Shenley Road. The site is designated on ground floor for retail units with an active frontage. Upper floors are designated for residential/office space.</p> <p>No provision for banqueting facility.</p> <p>Not suitable.</p>
TC2	Radlett Service Station/Regency House, Former Fire Station and Burrell & Co	0.35	<p>Community uses required on part of the site to replace former community use. Council outlined that parts of ground floor area could be suitable for leisure or cultural purposes. Varying levels of flood risk ranging from Flood Zone 2-3b at different parts of the site.</p> <p>The fire station and Burrell & Co has been rebuilt as residential development. The petrol station/Regency House has been developed for offices and mixed-use commercial and community uses on the ground floor which have been divided into smaller units of which are smaller than 1000 sqm.</p> <p>Not suitable or available.</p>

Barnet Emerging Local Plan Site Allocations (2019) – Edgware and Colindale

LPSA Ref	Site name	Site Area (ha)	Commentary
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5	Edgware Hospital (Major Thoroughfare) Edgware Rd, Burnt Oak, HA8 0AD	2.87	<p>PTAL rating of 2 and flood zone 3. PTAL is less than 5 so therefore not suitable.</p> <p>Allocated for 25% of the hospital continuing in use, with associated car parking. Site owned by the NHS.</p> <p>Planning application submitted in Jan 2021 (Ref. 21/0274/OUT) for “<i>Outline application for the demolition of existing buildings and phased redevelopment of surplus land to provide 129 residential units (Use Class C3), flexible use commercial floorspace (Use Class E) in buildings ranging from 5-7 storeys along with car parking, servicing bays, associated landscaping / amenity space, plant and refuse areas (All matters reserved except for access arrangements)</i>”</p> <p>Site located adjacent to existing hospital so not suitable. Proposals do not include provision for banqueting facility. Proposed commercial space only 164sqm.</p> <p>Not suitable or available.</p>
6	Watling Avenue carpark & market (Burnt Oak Town Centre) Barnfield Rd, Burnt Oak, HA8 0AY	1.47	<p>PTAL rating 5 and flood zone 1.</p> <p>Site owned by the Council. Allocated for residential led (229 units) and 40% mixed uses (station building, retail and car parking). Timeframe for development 5-10 years.</p> <p>No provision for banqueting facility and would not be compatible with residential uses.</p> <p>Not suitable or available.</p>
27	Edgware town centre (Edgware Growth Area) Station Rd, Edgware, HA8	7.83	<p>PTAL 6A</p> <p>Site is within Edgware Town Centre and includes Primary Retail Frontages, the Broadwalk Shopping Centre with associated parking and a supermarket with associated parking. Ownership is private and the Council.</p> <p>Allocated for residential led with 25% retail, office, office, entertainment and community.</p> <p>The site requires a comprehensive approach to development and further guidance is to be provided in the emerging Edgware Town Centre SPD. The timeframe for development is 5-10</p>

			<p>years and will therefore not be available in the short-medium term.</p> <p>Not available.</p>
28	Edgware underground & bus stations (Edgware Growth Area) Station Rd, Edgware, HA8 7AW.	8.17	<p>PTAL 6b.</p> <p>Site comprises Edgware station, platform and tracks and bus station. Owned by TfL</p> <p>Allocated for residential (2,317 units) and 30% mixed uses (transport, retail, office and community).</p> <p>The site requires a comprehensive approach to redevelopment and further guidance is to be provided in the emerging Edgware Town Centre SPD. The timeframe for development is 5-10 years and will therefore not be available in the short-medium term.</p> <p>Not suitable or available.</p>
10	Douglas Bader Park Estate (Estate Regeneration and Infill) Clayton Field, Colindale, NW9 5SE	4.12	<p>PTAL rating of 2 (below the PTAL 5/6 criteria) and flood zone 1.</p> <p>Residential and small quantum of community facilities and retail.</p> <p>Planning application submitted for (ref. 20/6277/FUL) for “<i>Full planning permission for comprehensive phased redevelopment of the site comprising demolition of the existing buildings and re-provision of up to 753 residential dwellings (Use Class C3) in buildings of up to 9 storeys with associated car and cycle parking public and private open spaces ancillary structures, and all other necessary enabling works, roads and services</i>”</p> <p>Proposed development is for an estate regeneration scheme that must provide re-provision of affordable housing in accordance with the London Plan.</p> <p>Not suitable or available.</p>
9	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area) Colindeep Lane, Colindale, NW9 6RY	0.81	<p>PTAL rating of 1a (below the PTAL 5/6 criteria) and flood zone 2 and 3.</p> <p>Surplus railway land corridor. Allocated for residential uses only. Site has a number of constraints including covered by woodland, SINC</p>

			<p>adjoins the site and it is crossed by a green chain route along the silk stream. Back land location and watercourse make site access difficult.</p> <p>Not suitable.</p>
11	KFC/ Burger King Restaurant, Edgware Road, NW9 5EB.	0.44	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and flood zone 1.</p> <p>Allocated for residential (162 units) and 10% restaurant and takeaway food uses. Site adjacent to low rise residential development.</p> <p>Proposed banqueting facility not compatible with allocation or surrounding residential uses. Site in private ownership and not available.</p> <p>Not suitable or available.</p>
12	McDonald's Restaurant, 157 Colindeep Lane, NW9 6BD.	0.48	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and flood zone 1.</p> <p>Allocated for residential (175 units) and 10% restaurant and takeaway food uses.</p> <p>Site is still in use as a McDonalds restaurant with the latest planning permission for (ref. 20/1948/ADV) "<i>Installation of 4no freestanding internally illuminated digital signs and 1no internally illuminated 15" digital booth screen</i>"</p> <p>Proposed banqueting facility not compatible with allocation or surrounding residential uses. Site in private ownership and not available.</p> <p>Not suitable or available.</p>
13	Public Health England, 61 Colindale Avenue, NW9 5EQ/HT.	4.77	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and flood zone 1.</p> <p>Allocated for residential and 5% community uses. The Public Health England research laboratories will be moving to a new facility in Harlow which is expected to be operational by 2025. Site still in use as a laboratory and therefore not available in the short – medium term.</p> <p>Not suitable or available.</p>
14	Sainsburys The Hyde (Major Thoroughfare) Edgware Rd, The Hyde, NW9 6JX.	3.18	<p>PTAL rating of 2 (below the PTAL 5/6 criteria) and flood zone 2.</p> <p>Site out of centre supermarket.</p> <p>Allocated for residential-led (1,309 units) mixed use development with 25% mixed uses (retail, car parking and community).</p>

			<p>Planning permission has been granted for (ref. 19/4661/FUL) “Full planning application for the comprehensive phased redevelopment of existing supermarket site comprising phased demolition of existing store and Petrol Filling Station and construction of a mixed use development comprising a replacement Sainsburys store of 8,998 sqm GIA (Use Class A1), 1,309 residential units (Use Class C3) and 951 sqm GIA flexible commercial space (Use Class A1 to A4, B1, D1 and D2) in buildings ranging from 4 to 28 storeys. Enabling works phase to comprise demolition of PFS, amendments to existing supermarket including the construction of new temporary entrance, highways works, amendments to car park and access arrangements and other associated works.</p> <p>Phase 1 to comprise construction of new supermarket including basement, car and cycle parking, plant and servicing areas, 770 residential units and podium level amenity space. Phase 2 to comprise the demolition of existing supermarket and other associated works, 539 residential units, flexible commercial space, basement, car and cycle parking, public open space, landscaping, vehicular and pedestrian routes, servicing and access arrangements and other associated works. The application is accompanied by an Environmental Statement (and an Environmental Statement Addendum). (SUBJECT TO SECTION 106 LEGAL AGREEMENT DATED 30 JULY 2020)”</p> <p>Includes within Phase 1 & 2, 951 sqm of flexible A1-A4, B1, D1 & D2 and therefore does not meet the minimum amount of D2 floorspace required.</p> <p>Not suitable.</p>
63	Philex House (Major Thoroughfare) n 110-124 West Hendon Broadway, West Hendon, NW9 7DW.	48 indictive units.	<p>PTAL rating of 3 (below the PTAL 5/6 criteria) and flood zone 1.</p> <p>Allocated for residential development.</p> <p>No planning application submitted for the site and proposed banqueting use not compliant with allocation.</p> <p>Not suitable or available.</p>

Search on Property Websites

- 1.13 Searches of leading property websites were conducted to identify whether there were any suitable sites in the Boroughs that were suitable and available on the open market. Details are outlined below for each location that was agreed with LB Harrow.
- 1.14 The search results for the property searches are shown in **Appendix 1**.

Wembley

Site	Property Website	Commentary
N/A	Right Move, Zoopla, Businesses for Sale, Daltons Business, On the Market, Realla.	No sites available
1 Fourth Way, Wembley, HA9 0LH	Estates Gazette	<p>The site has a PTAL rating of 1b and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable.</p> <p>Site area of 0.2 ha. The building has a floorspace of 2,136 sqm.</p> <p>The site is within an industrial location and is designated as Strategic Industrial Land within the Brent Emerging Policies Map and is therefore not a suitable location for the proposed banqueting facility.</p> <p>Not suitable.</p>
WP1, Olympic Way, Wembley, HA9 0FR	Estates Gazette	<p>The site has a PTAL of 4 and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable.</p> <p>The site is part of the Wembley Masterplan and is part of the Wembley Park development (planning permission ref: 06/3631). The site has planning permission for office use with An overall floorspace of 10,498 sqm. The floorspace available is for pre-let with 1,016 sqm per floor.</p> <p>The lawful use of the site is office and does therefore not have approval for a banqueting facility. The site is not available to purchase.</p> <p>Not suitable or available.</p>
WP3 and WP4 Wembley Park Boulevard, Wembley, HA9 0FD	Estates Gazette	<p>The site has a PTAL of 3 and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable.</p> <p>The sites are part of the Wembley Masterplan and are allocated for comprehensive redevelopment and is part of the Wembley Park development (planning permission ref: 06/3631). The sites have planning permission for office use</p>

		<p>with an overall floorspace of 24,131sqm (2,322sqm for each floor) for WP3 and 13,550sqm (circa 1,960 sqm for each floor for WP4). The office space is available for pre-let and not to purchase.</p> <p>The lawful use of the site is office and it therefore does not have approval for a banqueting facility.</p> <p>Not suitable or available.</p>
The Hive, Wembley Park Boulevard, HA9 0WS	Estates Gazette	<p>The site has a PTAL of 2 and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable. The site is part of the Wembley Masterplan and is allocated for comprehensive redevelopment. The total area of floorspace is 10,683 sqm. Floors 5-8 are currently available to let with a floorspace of 1,252sqm on each floor. It is not available to purchase.</p> <p>The lawful use is office and is therefore it is not a suitable use class for the banqueting facility.</p> <p>Not suitable or available.</p>

Ruislip/Eastcote

Site	Property Website	Commentary
N/A	Zoopla, Businesses for Sale, On the Market	No sites available
McKenzie House, Bury Street, Ruislip, Middlesex, HA4 7TL	Right Move. Daltons Business	<p>The site has a PTAL of 1b and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable. The site is located outside of the town centre and is within an Archaeological Priority Area.</p> <p>The total building floorspace is 4,035 sqm, however the this is split into four buildings. The largest floorspace on a single floor is in Building A which is 8,970 sqm which is too small to accommodate the proposed banqueting facility. There is only car parking for 30 cars.</p> <p>The lawful use of the site is B2 / B8 warehouse and is in close proximity to residential uses.</p> <p>Not suitable.</p>

<p>Unit L, Braintree Industrial Estate, Braintree Road, Ruislip, HA4 0EJ</p>	<p>Estates Gazette</p>	<p>The site has a PTAL of 2 and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable. The site is located outside of the town centre. The site is designated as a locally significant industrial estate.</p> <p>The site area is 0.25 ha and the building floorspace is 2,465 sqm.</p> <p>The site comprises an office/warehouse that is currently let within an industrial estate and therefore would not be a suitable location for a banqueting facility.</p>
<p>726, Field End Road, Ruislip, HA4 0QP</p>	<p>Estates Gazette</p>	<p>The site has a PTAL of 2 and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable. The site is not within the town centre. The site has no designations.</p> <p>The site area is 1,011 sqm and building floorspace is 603 sqm therefore the site does not meet the size requirement.</p> <p>The site comprises an office/warehouse within an industrial estate and therefore would not be a suitable location for a banqueting facility.</p> <p>Not suitable.</p>
<p>6 High Street Ruislip, HA4 7AR</p>	<p>Daltons Business</p>	<p>The site has a PTAL of 3 and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable. The site is within the town centre and designated as a Town Centre.</p> <p>The building floorspace is 126 sqm and is therefore not big enough for the proposed development.</p> <p>Not suitable.</p>
<p>173-175 Field End Rd, Pinner</p>	<p>Realla</p>	<p>The site has a PTAL of 3 and is within Flood Zone 1. The site therefore has a lower PTAL rating than 5 and is not suitable. The site is within the designate Town Centre.</p> <p>The available building floorspace s 306 sqm and therefore does not meet the minimum size requirement of 1,000 sqm for the proposed development.</p> <p>Not suitable.</p>

Northolt

Site	Property Website	Commentary
N/A	Right Move, Estates Gazette, Realla, On The Market, Daltons Business, Businesses for Sale	No sites available.

Borehamwood

Site	Property Website	Commentary
	Right Move, Daltons Business, On the Market.	No sites available

<p>York Way, Elstree Way, Borehamwood WD6</p>	<p>Zoopla, Estates Gazette, Realla</p>	<p>The site does not have a PTAL rating as it is outside of Greater London and therefore is below PTAL rating 5. The site is not within the town centre. The site is designated as an Employment Area in the Local Plan.</p> <p>The site area is 1.46 ha and the building floorspace is 6,204 sqm.</p> <p>The site comprises a warehouse within a designated Employment Area in the Local Plan and therefore would not be a suitable location for a banqueting facility.</p> <p>Not suitable.</p>
<p>1 Elstree Way, Borehamwood, WD6 1RN</p>	<p>Estates Gazette</p>	<p>The site does not have a PTAL rating as it is outside of Greater London and therefore is below PTAL rating 5. The site is not within the town centre. The is within a designated Employment Area in the Local Plan.</p> <p>The building floorspace is 2,142 sqm. Each floor is around 288 sqm and therefore would not be able to accommodate the proposed development on a single floor.</p> <p>The site comprises an office and therefore would not be an appropriate use class for the proposed banqueting facility.</p> <p>The site is only available to let.</p> <p>Not suitable.</p>

Unit 1 Elstree Gate, Elstree Way, Borehamwood, WD6	Estates Gazette	<p>The site does not have a PTAL rating as it is outside of Greater London and therefore is below PTAL rating 5. The site is not within the town centre. The site is within a designated Employment Area in the Local Plan.</p> <p>The building floorspace is 1,021 sqm.</p> <p>The site comprises an office and therefore would not be an appropriate use class for the proposed banqueting facility. Each floor is less than 1,000 sqm and therefore would not be able to accommodate the proposed development on a single floor.</p> <p>The site is only available to let.</p> <p>Not suitable.</p>
Panattoni Park, Distribution Centre	Estates Gazette	<p>The site does not have a PTAL rating as it is outside of Greater London and therefore is below PTAL rating 5. The site is not within the town centre. The site is within a designated Employment Area in the Local Plan.</p> <p>The building floorspace is 12,820 sqm. Work has started on the development, but the site has not been completed and is therefore not available in the short-medium term.</p> <p>The site is located within an industrial estate and therefore would not be a suitable location for a banqueting facility.</p> <p>Not suitable.</p>

Colindale

Site	Property Website	Commentary
N/A	Right Move, Estates Gazette, Businesses for Sale, Realla, Daltons Business, On The Market	No sites available

Aerodrome Road, London NW9	Zoopla	<p>The site has a PTAL of 2 and does therefore not meet the requirement of PTAL 5. The site has no designations.</p> <p>The site is and the building floorspace is 1,175 sqm.</p> <p>The site comprises an office and therefore would not be an appropriate use class for the proposed banqueting facility. The units within the development are currently let out and therefore would not be available within the short-medium term.</p> <p>Not suitable or available.</p>
Unit 1, 24 Carlisle Road, Colindale, London NW9	Zoopla	<p>The site has a PTAL of 2 and does therefore not meet the requirement of PTAL 5.</p> <p>The building floorspace is 1,607 sqm. The building is a B8 office/industrial and is therefore not an appropriate use class for the proposed banqueting facility.</p>

Edgware

Site	Property Website	Commentary
N/A	Right Move, Zoopla, Estates Gazette, Businesses for Sale, Realla, Daltons Business	<p>No sites available</p> <p>Daltons Business - 10 results shown that comprise of restaurants, retail and cafes.</p>
High Street, Edgware, HA8	On The Market	<p>The site has a PTAL of 6a.</p> <p>Commercial unit located on the ground floor of the building.</p> <p>The ground floor building floorspace is 1,557 sq ft (144.7 sqm) and comprises of use class B1 or A2. The site would therefore not meet the size requirements or the use class appropriate to accommodate the proposed banqueting facility.</p>

		Not suitable.
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Sequential Site Assessment (Harrow)

1.15 As requested by the Council a review of the list of current vacant sites in Harrow has also been undertaken and is attached at Appendix 2. This confirms the conclusions in the earlier reports that there are no alternative or available sites for the proposed development in a town centre or edge of centre location within the Borough of Harrow.

Summary and Conclusions

1.16 Officers considered that other sites outside of the borough should be assessed including sites within the following town centres that are within a 5 mile radius of the existing Premier Banqueting facility:

- Wembley (LB Brent);
- Ruislip/Eastcote (LB Hillingdon);
- Northolt (LB Hillingdon);
- Borehamwood (Hertsmere).
- Edgware (LB Barnet);
- Colindale (LB Barnet);

1.17 This Supplemental Note has been prepared to objectively consider if there are any additional alternative sites based upon the following criteria: that the site / building has a minimum floor area of 1,000sqm on a single floor and within 250m of a public car park with 50 to 100 car parking spaces. The site(s) must meet these criteria to be considered as suitable for the proposed use in a town centre or edge of centre location(s) and therefore more locationally favourable compared with the subject application site.

1.18 The further assessment has demonstrated that there are no alternative suitable or available sites for the proposed development in a town centre or edge of centre locations within the town centres of Wembley, Ruslip, Eastcote, Northolt, Borehamwood, Edgware and Colindale. The findings therefore clearly demonstrate that the proposed site at the Former Stanmore and Edgware Golf Centre is the most suitable, available and deliverable site for a replacement banqueting facility.

Appendix 1 – Screenshots of property websites

Wembley

Location: Wembley + 0 mi Unit: Sq ft Min size: 10000 Max size: Any Min price: Any Max price: Any Filters: Any

Include under offer Highest price

Properties below may match your search, but accurate minimum and/or maximum size data has not been provided.

£650,000

£599,950

£459,950

retail space for sale - Harrow Road,

rightmove Buy Rent Find Agent House Prices Commercial

Wembley Central + 5 miles Size & Price (2)

Commercial Properties For Sale in Wembley Central, Wembley, Middlesex, within 5 miles, 9 property types

We couldn't find what you're looking for right now

Here's what you can try to find more properties:

To rent House prices New homes Commercial Overseas Find agents Discover

Wembley, London (within 1 mile) Leisure/hospitality Any price 1k min m²

Zoopla Commercial for sale London Wembley hospitality for sale

Hospitality for sale in Wembley

No results found 25 Lowest price Filter results

Only show: Property for sale Business for sale

Create email alert Save this search Draw your search

Check your Experian Credit Score

HAMMOND In order, to live better.

Sorry, we were unable to locate any results matching your search criteria. Please amend your search options or try searching again.

WP1, Olympic Way

TO RENT	SIZE
ROA	113000 Sq Ft
ADDRESS	TYPE
WP1, Olympic Way, Wembley, HA9 0FR	Office, Offices

DTRE EMAIL AGENT

WP3, Wembley Park Boulevard

TO RENT	SIZE
ROA	30620 - 260000 Sq Ft
ADDRESS	TYPE
WP3, Wembley Park Boulevard, Wembley, HA9 0FD	Office, Offices

DTRE EMAIL AGENT

WP4, Wembley Park Boulevard

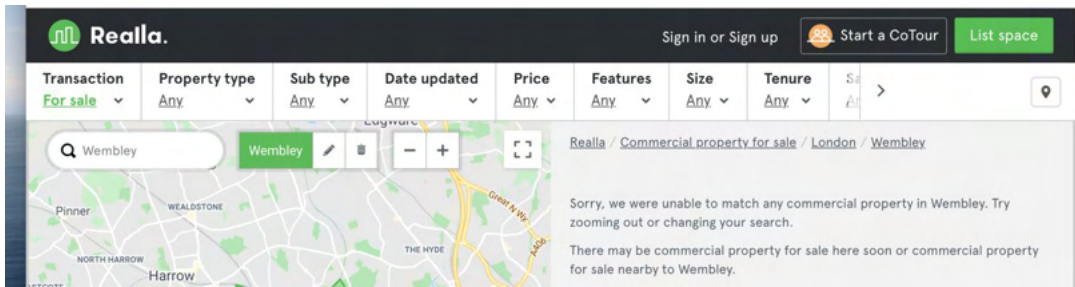
TO RENT	SIZE
ROA	4350 - 260000 Sq Ft
ADDRESS	TYPE
WP4, Wembley Park Boulevard, Wembley, HA9 0FD	Office, Offices



DTRE EMAIL AGENT

For sale Wembley London From 1,000 Sq ft CREATE EMAIL ALERT REFINE SEARCH

EG Newsletters Sign up to receive the latest EG Newsletters today SIGN UP NOW

2 commercial properties for sale in Wembley, London Most recent Grid Map



Filter Your Search	'Wembley United Kingdom'	Sort by:	Show:
<p>Business Category</p> <p>All Sectors</p> <p>Leisure <input checked="" type="checkbox"/></p> <p>Business Location</p> <p>UK <input checked="" type="checkbox"/></p> <p>All Regions <input checked="" type="checkbox"/></p> <p>All Counties <input checked="" type="checkbox"/></p> <p>All Cities <input checked="" type="checkbox"/></p> <p>Asking Price (£)</p> <p>Min <input type="text"/> Max <input type="text"/></p> <p><input type="checkbox"/> Disclosed Only</p>	<p>Showing 1 - 2 of 2</p> <p>Established Children Day Nursery In Wembley</p> <p>Wembley, London, UK</p> <p></p> <p>Exceptional Trading Position. Accounts Available Year End 31st May 2019. Annual Turnover £164,275. Gross Profit £157,163. Net Profit £64,911. Accounts Available After Viewing. Registered For 45... More details ></p> <p>LEASEHOLD</p>	<p>Best Match</p>	<p>25</p>
	<p>Clear Brew Line Cleaning Franchise in Harrow, Uxbridge & Wembley- Inc Rickmansworth</p> <p>Harrow, Uxbridge & Wembley- Inc Rickmansworth</p> <p></p> <p>Regular dedicated professional beer line cleaning service. More details ></p>		<p>Asking Price: £450,000</p> <p>Turnover: £164,275</p> <p>Net Profit: £64,911</p> <p>Franchise Fee: £17,500 + VAT</p> <p>Investment: On request</p>

Ruislip/Eastcote

rightmove

Eastcote + 0 miles Size & Price (2) Property Type Filters

Commercial Properties For Sale in Eastcote, Pinner, Middlesex

We couldn't find what you're looking for right now

rightmove

Ruislip + 0 miles Size & Price (2) Property Type Filters

Commercial Properties For Sale in Ruislip, Middlesex

1 results Sort: Relevance

Warehouse for sale
McKenzie House, Bury Street, Ruislip, Middlesex, HA4 7TL
FREEHOLD WAREHOUSE COMPLEX FOR SALE

COMMERCIAL

Marketed by VDBM, Middlesex

£8,000,000 Guide Price
4,035 sq. m.

VDBM 01923 909189 Local call rate Email agent

propertylink.estatesgazette.com/commercial-property-for-sale/eastcote-london?filters%5Bprice%5D%5Bcurrency%

Sorry, we currently do not have any listings for sale in 0 miles of Eastcote, London - Please find below the nearest listings available.

propertylink.estatesgazette.com/commercial-property-for-sale/ruislip-london?filters%5B

2 commercial properties for sale in Ruislip, London

FOR SALE **SIZE**
POA 26542 Sq Ft

ADDRESS **TYPE**
Unit L, Braintree Industrial Estate, Braintree Road... General Industrial, Industrial

FOR SALE **SIZE**
£1,650,000.00

ADDRESS **TYPE**
726 Field End Road, Ruislip, HA4 0QP Industrial

NEW

PERIOD BUILDING TO LET

Part of a well known period building. The Property has been redecorated and recarpeted throughout. Exposed beams throughout are an attractive feature. The Property is considered suitable for a variety of retail, office, medical or...

Location: Ruislip, London, England
Search categories: Retail Space, Vacant Premises

L/H Price: £27,500 View More Save CONTACT SELLER

FREEHOLD WAREHOUSE COMPLEX FOR SALE

There are 4 modern buildings which are currently interlinked but could easily be separated. The details are as set out below. All measurements are gross internal areas for guidance purposes only. Purchasers must rely on their own survey....

Location: Ruislip, London, England



Zoopla

Q Ruislip, London (within 5 miles) Property type Any price 1k min m²

zoopla > Commercial for sale > London > Ruislip property for sale

Commercial property for sale in Ruislip

No results found 25 Lowest price Filter results

Only show: Property for sale Business for sale

We haven't got any exact matches for your search at the moment. However, we have found some properties a little further out that you might like:

- Create email alerts
- Save this search
- Draw your search
- Check your Experian Credit Report
- Award winning life insurance

Zoopla

Q Eastcote, London (this area only) Property type Any price 1k min m²

Zoopla > Commercial for sale > London > Pinner > Eastcote property for sale

Commercial property for sale in Eastcote, London

No results found 25 Lowest price Filter results

Only show: Property for sale Business for sale

Sorry, we were unable to locate any results matching your search criteria. Please amend your search options or try searching again.

- Create email alerts
- Save this search
- Draw your search
- Check your Experian Credit Report
- Award winning life insurance

nTheMarket Value my home Buy Rent Agents New homes Commercial Overseas

Location: Q Ruislip +0 mi Unit: Sq ft Min size: 10000 Max: Any

No results - Commercial property for sale in Ruislip



nTheMarket Value my home Buy Rent Agents New homes Commercial Overseas

Location: Eastcote + 0 mi Unit: Sq ft Min size: 10000

No results - Commercial property for sale in Eastcote

Reala. Sign in or Sign up Start a

Transaction: For sale Property type: Any Sub type: Any Date updated: Any Price: Any Features: Any Size: Any Tenure: Any Sale: Any

Search: Ruislip

173-175 Field End Rd, Pinner
Retail for sale
3,296 sq ft
£1,350,000

PROMOTE YOUR LISTINGS
Promote your property to the top of with a Diamond signature listing
Request a call back

173-175 Field End Rd, Pinner
Retail for sale
£1,350,000
3,296 sq ft
22 days ago, CBRE

Northolt

rightmove Buy Rent Find Agent House Prices Commercial Inspire Overseas

Northolt + 0 miles Size & Price (2) Property Type

Commercial Properties For Sale in Northolt, Middlesex

We couldn't find what you're looking for right now



Realla. Sign in or Sign up Start a CoTour List space

Transaction: For sale Property type: Any Sub type: Any Date updated: Any Price: Any Features: Any Size: Any Tenure: Any Sale type: Any

Search: Northolt

Commercial property for sale in Northolt

Sorry, we were unable to match any commercial property in Northolt. Try zooming out or changing your search.

There may be commercial property for sale here soon or commercial property for sale nearby to Northolt.

EG Propertylink FIND A PROPERTY FIND A SERVICE JOIN | SIGN IN DISCOVER E

For sale Northolt london Licensed & Leisure From 1,000 sqm CREATE EMAIL ALERT REFINED SEARCH

Residential Development Site for Sale with planning
Old Berkeley House & Land to the rear (formerly The Shoulder of Mutton Public House), Owlswick, Buckinghamshire, HP27 9RH
To be sold at auction via joint agents on February 18th 2021.
Lot number R210216 043. Guide price £2.3m+

9 leisure properties for sale in Northolt, London Most recent Grid Map

Sorry, we currently do not have any listings for sale in 0 miles of Northolt, London - Please find below the nearest listings available.

MIXED USE COMMERCIAL... Unique heritage development... The Victoria, High Street Under Offer

Borehamwood

rightmove

Borehamwood + 0 miles Filters (2)


Commercial Properties For Sale in Borehamwood, Hertfordshire

We couldn't find what you're looking for right now

Borehamwood, Hertfordshire (within 5 miles) Property type Any price

1 - 1 of 1 25 Lowest price Filter results

Only show: Property for sale Business for sale



Non-quotng RAPLEYS

1. 6,205 sq. m*

Industrial for sale

Elstree Way, Borehamwood WD6

The property is of steel portal frame construction under a pitched sheet roof with translucent light panels. It comprises part block, part steel sheet clad elevations with a minimum eaves height of 6.5 metres. The property benefits from 12 dock level ...

📍 Elstree & Borehamwood (1.0 mile)
📍 High Barnet (2.9 miles)

📞 01480 576806 **
✉ Contact
★ Save
🔍 Hide

Rapleys, PE29

Leisure Businesses (2) Services Businesses (2) Commercial Property (1) Borehamwood (2) Greater London (2) North London (2) Barnet (1)

'borehamwood' Showing 1 - 2 of 2 Sort by: Best Match Show: 25


Filter Your Search

Business Category
All Sectors

Business Location
UK
All Regions
All Counties
All Cities

Asking Price (£)
Min Max

Boogie Bear Music & Drama Franchise in Borehamwood
Borehamwood, London



This children's development franchise has huge potential to grow and serve many more children in new areas. [More details >](#)

Franchise Fee: **£7,500**

Investment: **Available on request**

NEW FRANCHISE Contact franchise

Clear Brew Line Cleaning Franchise in Enfield & Barnet- Inc Borehamwood, Tottenham
Enfield & Barnet- Inc Borehamwood, Tottenham, London

Specialist dedicated professional cleaning

Franchise Fee: **£17,500 + VAT**

Transaction: For rent | Property type: Any | Sub type: Any | Use class: Any | Date updated: Any | Rent (PSF): Any | Size: Any | Features: Any

Map view of Borehamwood area showing property listings:

- Imperial Place, Borehamwood**
 - Serviced office for rent - E
 - Flexible office space (1 to 126 people)
 - 7 days ago. IW Group Services (UK) Ltd
- Panattoni Park, Borehamwood**
 - Industrial for rent - B8
 - 8,500 to 132,840 sq ft
 - 6 days ago.

Request a call back button is visible.

Commercial Property (Business) | Borehamwood, Hertfordshire, England | Search

Commercial Property for sale in Borehamwood, Hertfordshire

Browse the listings below and refine your search to help you buy Commercial Property for sale in Borehamwood, Hertfordshire. Alternatively, set up email alerts and/or start a new search. Daltonsbusiness.com is the UK's largest online marketplace of businesses and franchises for sale.

There are 10 items for "Commercial Property (Business)" in "Borehamwood, Hertfordshire, England" - Showing 1 - 10/10

Category search: Business > Commercial Property

Age of listing: Anytime (1) | Last 14 Days | Last Month | Last 3 Months

Type of Business: Freehold

LICENCED CAFE/RESTAURANT/TAKE AWAY IN HERTFORDSHIRE

Large triple front unit in small parade of shops on busy road, free parking, close stn, Elstree studio, etc. 3,000 sq ft, 120 seats, 4kg £6,000 pw. 15 yrs Council lease, 5 yly reviews, excellent rent £12,000 pa, rates £7,500 pa.

Location: Borehamwood, Hertfordshire, England
Search categories: Cafes, Restaurants, Takeaways (Other)

L/H Price: £450,000 | View More >> | Save | CONTACT SELLER

RESULTS NEARBY THE LOCATION YOU SEARCHED WHICH MAY NOT EXACTLY MATCH YOUR CRITERIA

EG | Propertylink | FIND A PROPERTY | FIND A SERVICE | JOIN | SIGN IN | DISCOVER EG

To rent | Borehamwood hertfords... | From 1,000 sqm | CREATE EMAIL ALERT | REFINER SEARCH

AITCHISON RAFFETY | First Choice for Professional Property Solutions | www.argo.co.uk | London | Birmingham | Manchester | Berkshire | Buckinghamshire | Hertfordshire | Northamptonshire | Oxfordshire

7 commercial properties for rent in Borehamwood, Hertfordshire

Most recent | Grid | Map

Colindale

Colindale + 0 miles sq. m. 1,000 to Max Size Min Price to Max Price Property Type (5) Filters

Commercial Properties For Sale in Colindale, North West London, 5 property types

We couldn't find what you're looking for right now

Get seen by UK's largest Commercial property audience. [Find out how >](#)

10

Sale by tender

5,260 ac*

[Land for sale](#)

East Barnet Road, Barnet EN4

Freehold for sale by way of informal tender - tender deadline 2nd March 2012 (Unless Sold Prior). Currently let and income producing but with scope for redevelopment - subject to vacant possession & planning consent being obtained.

New Barnet (0.2 miles) Oakleigh Park (0.7 miles)

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Maunder Taylor, N20

3

Non-quoting

0.8 ac*

[Land for sale](#)

Blake Road, New Southgate, London N11

The former bowling green site is a rectangular shape which has been cleared. The site can be readily available for sale with vacant possession. The site area totals approximately 0.77 acres (0.31 ha). Please note that the area is an approximation only ...

Bounds Green (0.4 miles) Amos Grove (0.6 miles)

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Strettons, E11

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ADDRESS	TYPE
Beaufort Park, Colindale, London, NW9	Retail, General Retail, Leisure Property, Office...

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85 commercial properties for sale in Edgware, London

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Awaiting Images

Crown Works, Southbury...

FOR SALE	SIZE
£4,000,000.00	34213 Sq Ft
ADDRESS	TYPE
Crown Works,	Other, Other

Under Offer


Awaiting Images

Units 1-3, Redburn Industrial...

FOR SALE / TO RENT	SIZE
For sale: POA To rent: £120,000.00 Per...	11763 Sq Ft

20% off small business health insurance.


*Discount applied to base rate of first year cover and used to calculate renewal prices of future policy years (subject to other factors). For new customers who purchase directly from Bupa and are not switching from another provider. Offer ends 31 February 2022. T&Cs apply.



£750,000

Office for sale - High Street, Edgware, H&B


Contact 020 8022 6576



£389,250

Office for sale - High Street, Edgware, H&B


Contact 020 8022 6576



£140,000 Offers in region of

Restaurant for sale - Station Road, Edgware

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£100,000 Offers in region of

Restaurant for sale - High Street, Edgware

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Appendix 2 – Available Business Premises

Offices

Address	Site Area (sqm)	Comment	Suitability
16/18 Love Lane, Pinner, HA5 3EF	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Phoenix Business Centre, Rossllyn Crescent, Harrow, HA1 2SP	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Regus, College Road, Harrow, HA1 1BD	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Harrow Business Centre, Pinner Road, North Harrow, HA1 4HN	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Safestore, Garland Road, Stanmore	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Oasis, South Hill Avenue, South Harrow, HA2 0DU	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Harrow	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Pentax House, South Hill Avenue, South Harrow, HA2 0DU	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
BeWise Point, 221-227 High Road, Harrow Weald, HA3 5EE	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable

79 College Road, Harrow, HA1 1BD	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
MS Business Centre, Chapel Lane, Pinner, HA5 1AZ	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Signal House, 16 Lyon Road, Harrow, HA1 2AQ	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
MS Business Centre, Chapel Lane, Pinner, HA5 1AZ	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Whitefriars Avenue, Harrow, HA3 5RN	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Fitzgerald House, Wilowcourt Avenue, Kenton, HA3 8ES	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Miller House, Rossllyn Crescent, Harrow, HA1 2RZ	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Havelock Hub, Havelock Place, Harrow, HA1	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Whitefriars Avenue, Harrow, HA3 5RN	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Harrow Business Centre, Pinner Road, North Harrow, HA1 4HN	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
51 Station Road, North Harrow, HA2 7SR	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Canning Road, Harrow	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable

High Street, Pinner	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Pinner Road, Harrow	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Devonshire House, Honetpot Lane, Stanmore, HA7	0 - 99 sq m	The existing floorspace on site is too small for the proposed development	Not suitable
Pinner Road, Harrow, HA1	7-28 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Beldham House, Parr Road, Stanmore, HA7 1NR	9-46 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
14 Havelock Place, Harrow, HA1 1LJ	9-186 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Honeypot Lane, Stanmore, HA7 1BT	9-372 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Devonshire House, 582 Honeypot Lane, Stanmore, HA7 1JS	9-929 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
The Pavillion, Rossllyn Crescent, Harrow, HA1 2SZ	10 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Byron Road, Harrow, HA3	10 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Cygnet, Honeypot Lane, Stanmore, HA7 1BT	10-232 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Stanmore Business & Innovation Centre, Stanmore Place, Honeypot Lane, Stanmore, HA7 1BT	10-112 sqm	The existing floorspace on site is too small for the proposed development	Not suitable

Office 4, Devonshire House, Honeypot Lane, Stanmore, HA7	11 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Winsor & Newton Building, Whitefriars Avenue, Harrow, HA3 5RN	14-60 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Harrow Business Centre, 431-433 Pinner Road, North Harrow, HA1 4HN	14-409 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 1, Winsor & Newton, Whitefriars Avenue, Harrow, HA3 5RN	14 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Suite E, Bishops Walk House, 23 High Street, Pinner, HA5 5PJ	15 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 10, Rosslyn Crescent, Harrow, HA1	15 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 11, Rosslyn Crescent, Harrow, HA1	15 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 11A, Rosslyn Crescent, Harrow, HA1	15 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 14A, Rosslyn Crescent, Harrow, HA1	15 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 14B, Rosslyn Crescent, Harrow, HA1	15 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 14C, Rosslyn Crescent, Harrow, HA1	15 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Dunwoody House, Kenton Road, Kenton, HA3 9DH	15 sqm	The existing floorspace on site is too small for the proposed development	Not suitable

Suite 6, Winsor & Newton, Whitefriars Avenue, Harrow, HA3 5RN	15 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Phoenix House, Rosslyn Crescent, Harrow, HA1 2SP	16 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 10, Bradburys Court, Lyon Road, Harrow, HA1 2BY	16-121 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Office 7, Rosslyn Crescent, Harrow, HA1	17 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Office 8, Rosslyn Crescent. Harrow, HA1	18 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Byron Road, Harrow, HA3	18 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Phoenix House, Rosslyn Crescent, Harrow, HA1 2SP	18 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Ashford House, 100 Colleague Road, Harrow, HA1 1BQ	19 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 2, 37 Stanmore Hill, Stanmore, HA7 3DS	19 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 2, 37 Stanmore Hill, Stanmore, HA7 3DS	19 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Rama House, 17 St Anns Road, Harrow, HA1 1JU	19-109 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
38-44 St Anns Road, Harrow, HA1 1LA	19-260 sqm	The existing floorspace on site is too small for the proposed development	Not suitable

MS Business Centre, Chapel Lane, Pinner, HA5 1AZ	20-74 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Grove House, 55 Lowlands Road, Harrow, HA1 3AW	22-106 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 14D, Rosslyn Crescent, Harrow, HA1	22 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Suite C, Mossport House, 1, 3 & 5 The Bridge, Wealdstone, Harrow, HA3 5AB	23 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Amba House, College Road, Harrow, HA1	23 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Office 206, Devonshire House, Honeypot Lane, HA7	24 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Office 138, Devonshire House, Honeypot Lane, Stanmore, HA7	26 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Office 127, Devonshire House, Honeypot Lane, Stanmore, HA7	26 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Amba House, College Road, Harrow, HA1	28 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Office 17, Devonshire House, Honeypot Lane, Stanmore, HA7	28 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 2, Churchill Court, 58 Station Road, North Harrow, HA2 7SA	28-82 sqm	The existing floorspace on site is too small for the proposed development	Not suitable
Metroline House, 118-122 College Road, Harrow, HA1 1BQ	30	The existing floorspace on site is too small for the proposed development	Not suitable

St Anns Road, Harrow, HA1	30	The existing floorspace on site is too small for the proposed development	Not suitable
Amba House, College Road, Harrow, HA1	33	The existing floorspace on site is too small for the proposed development	Not suitable
Amba House, College Road, Harrow, HA1	33	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 22, Winsor & Newton, Whitefriars Ave, Harrow, HA3 5RN	33	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 23, Winsor & Newton, Whitefriars Ave, Harrow, HA3 5RN	33	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 24, Winsor & Newton, Whitefriars Ave, Harrow, HA3 5RN	34	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 25, Winsor & Newton, Whitefriars Ave, Harrow HA3 5RN	45	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 18, Winsor & Newton, Whitefriars Ave, Harrow, HA3 5RN	45	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 1, Buckingham House East, The Broadway, Stanmore, HA7 4EB	46	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 2, Harrow Square, College Road, Harrow, HA1 1BE	46	The existing floorspace on site is too small for the proposed development	Not suitable
Harrow Square, College Road, Harrow, HA1 1BE	46	The existing floorspace on site is too small for the proposed development	Not suitable
Harrow Square, College Road, Harrow, HA1 1BE	46-809	The existing floorspace on site is too small for the proposed development	Not suitable

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46 Station Road, North Harrow, HA2 7SE	46	The existing floorspace on site is too small for the proposed development	Not suitable
Peterborough Road, Harrow, HA1	46	The existing floorspace on site is too small for the proposed development	Not suitable
Office 137, Devonshire Huse, Honeypot Lane, Stanmore, HA7	46	The existing floorspace on site is too small for the proposed development	Not suitable
Stanmore Business & Innovation Centre, Stanmore Place, Honeypot Lane, Stanmore, HA7 1BT	46-465	The existing floorspace on site is too small for the proposed development	Not suitable
Suite 1, Congress House, 14 Lyon Road, Harrow, HA1 2EN	47	The existing floorspace on site is too small for the proposed development	Not suitable
25 Mansons Avenue, Wealdstone, HA3 5AH	48	The existing floorspace on site is too small for the proposed development	Not suitable
25 Mansons Avenue, Wealdstone, HA3 5AH	48	The existing floorspace on site is too small for the proposed development	Not suitable
High Street, Wealdstone, HA3	51	The existing floorspace on site is too small for the proposed development	Not suitable
Uxbridge Road, Pinner, HA5	53	The existing floorspace on site is too small for the proposed development	Not suitable
Buckingham House East, The Broadway, Stanmore, HA7 4EB	55	The existing floorspace on site is too small for the proposed development	Not suitable
8 Spring Villa Park, Spring Villa Road, Edgware, HA8 7EB	56	The existing floorspace on site is too small for the proposed development	Not suitable
Amba House, College Road, Harrow, HA1	63	The existing floorspace on site is too small for the proposed development	Not suitable

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Station Road, North Harrow, HA2	65	The existing floorspace on site is too small for the proposed development	Not suitable
Suite B, Mossport House, 1,3 & 5 The Bridge, Wealdstone, Harrow, HA3 5AB	65	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 4, Harrow Squaree, College Road, Harrow, HA1 1BE	66	The existing floorspace on site is too small for the proposed development	Not suitable
Harrow Square, College Road, Harrow, HA1 1BE	66	The existing floorspace on site is too small for the proposed development	Not suitable
7 Jardine House, Bessborough Road, Harrow, HA8 7EB	68	The existing floorspace on site is too small for the proposed development	Not suitable
9 Spring Villa Park, Spring Villa Road, Edgware, HA8 7EB	68	The existing floorspace on site is too small for the proposed development	Not suitable
Livingstone Court, Peel Road, Wealdstone, HA4 7QT	73	The existing floorspace on site is too small for the proposed development	Not suitable
Cerventes House, 5-9 Headstone Road, Harrow, HA1 1PD	76	The existing floorspace on site is too small for the proposed development	Not suitable
Dalston Gardens, Stanmore, HA7	76	The existing floorspace on site is too small for the proposed development	Not suitable
Livingstone Court, Peel Road, Wealdstone, HA4 7QT	79	The existing floorspace on site is too small for the proposed development	Not suitable
Churchill Court, 58 Station Road, North Harrow, HA2 7SA	79	The existing floorspace on site is too small for the proposed development	Not suitable
9 Spring Villa Park, Spring Villa Road, Edgware, HA8 7EB	79	The existing floorspace on site is too small for the proposed development	Not suitable

9 Spring Villa Park, Spring Villa Road, Edgware, HA8 7EB	79-232	The existing floorspace on site is too small for the proposed development	Not suitable
Diamond Court, Greenhill Way, Harrow, HA1 1GZ	79	The existing floorspace on site is too small for the proposed development	Not suitable
299 Rayners Lane, Harrow, HA2 9TL	80-156	The existing floorspace on site is too small for the proposed development	Not suitable
8 Spring Villa Park, Spring Villa Road, Edgware, HA8 7EB	86	The existing floorspace on site is too small for the proposed development	Not suitable
1 Hobbs House, Harrovia Business Village, Bessborough Road, Harrow, HA1 3EX	86	The existing floorspace on site is too small for the proposed development	Not suitable
CACI House, 9 Spring Villa Park, Spring Villa Road, HA8 7EB	87	The existing floorspace on site is too small for the proposed development	Not suitable
Masters House, 1 Marlborough Hill, Harrow, HA1 1UX	87	The existing floorspace on site is too small for the proposed development	Not suitable
Masters House, 1 Marlborough Hill, Harrow, HA1 1UX	87-462	The existing floorspace on site is too small for the proposed development	Not suitable
Masters House, 1 Marlborough Hill, Harrow, HA1 1UX	87-462	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 2, Junction Road, Harrow, HA1 1NL	88	The existing floorspace on site is too small for the proposed development	Not suitable
7-9 The Bridge, Wealdstone, HA3 5AB	91	The existing floorspace on site is too small for the proposed development	Not suitable
88-98 College Road, Harrow, HA1 1BQ	93	The existing floorspace on site is too small for the proposed development	Not suitable

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Burnt Oak Broadway, Stanmore	93	The existing floorspace on site is too small for the proposed development	Not suitable
3 Grace House, Harrovia Business Village, Bessborough Road, Harrow, HA1 3EX	93	The existing floorspace on site is too small for the proposed development	Not suitable
Lower Road, Harrow	93	The existing floorspace on site is too small for the proposed development	Not suitable
3 Grace House, Harrovia Business Village, Bessborough Road, Harrow, HA1 3EX	93	The existing floorspace on site is too small for the proposed development	Not suitable
Office 19-21, Devonshire House, Honey Pot Lane, Stanmore, HA7	93	The existing floorspace on site is too small for the proposed development	Not suitable
Station House, 11 Masons Avenue, Wealdstone, HA3 5AH	93-569	The existing floorspace on site is too small for the proposed development	Not suitable
Stanmore Business & Innovation Centre, Stanmore Place, Honey Pot Lane, Stanmore, HA7 1BT	93-836	The existing floorspace on site is too small for the proposed development	Not suitable
Monument House, 215 Marsh Road, Pinner, HA5 5NE	94	The existing floorspace on site is too small for the proposed development	Not suitable
St Anns Road, Harrow, HA1	102	The existing floorspace on site is too small for the proposed development	Not suitable
Metroline House, 118-122 College Road, Harrow, HA1 1BQ	106	The existing floorspace on site is too small for the proposed development	Not suitable
Rama House, 17 St Anns Road, Harrow, HA1 1JU	109	The existing floorspace on site is too small for the proposed development	Not suitable

Station Road, North Harrow, HA2	112	The existing floorspace on site is too small for the proposed development	Not suitable
8 Havelock Place, Harrow, HA1 1LJ	114	The existing floorspace on site is too small for the proposed development	Not suitable
Headstone Gardens, Harrow, HA2	116	The existing floorspace on site is too small for the proposed development	Not suitable
263 Burnt Oak Broadway, Edgware, HA8 5ED	117	The existing floorspace on site is too small for the proposed development	Not suitable
7 Spring Villa Park, Spring Villa Road, Edgware, HA8 7EB	118	The existing floorspace on site is too small for the proposed development	Not suitable
Masters House, 1 Marlborough Hill, Harrow, HA1 1UX	121-511	The existing floorspace on site is too small for the proposed development	Not suitable
Masters House, 1 Marlborough Hill, Harrow, HA1 1UX	125	The existing floorspace on site is too small for the proposed development	Not suitable
132-134 College Road, Harrow, HA1 1BQ	125	The existing floorspace on site is too small for the proposed development	Not suitable
90 Cannon Lane, Pinner, Stanmore, HA5 1HR	128	The existing floorspace on site is too small for the proposed development	Not suitable
Cavendish House, 369 Burnt Oak Broadway, Edgware, HA8 5AW	130	The existing floorspace on site is too small for the proposed development	Not suitable
Cavendish House, 369 Burnt Oak Broadway, Edgware, HA8 5AW	130-781	The existing floorspace on site is too small for the proposed development	Not suitable
Kasaka House, 26-28 Church Road, Stanmore, HA7 4AW	135	The existing floorspace on site is too small for the proposed development	Not suitable

109 High Street, Wealdstone, HA3 5DL	138	The existing floorspace on site is too small for the proposed development	Not suitable
Canning Road, Harrow	139	The existing floorspace on site is too small for the proposed development	Not suitable
12 Brember Road, South Harrow, HA2 8AX	139-279	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 5, Harrow Square, College Road, Harrow, HA1 1BE	140	The existing floorspace on site is too small for the proposed development	Not suitable
Dalston Gardens, Stanmore, HA7	144-288	The existing floorspace on site is too small for the proposed development	Not suitable
Metroline House, 118-122 College Road, Harrow, HA1 1BQ	145	The existing floorspace on site is too small for the proposed development	Not suitable
345 Station Road, Harrow, HA1 2AA	151	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 3, Harrow Square, College Road, Harrow, HA1 1BE	152	The existing floorspace on site is too small for the proposed development	Not suitable
Harrow Square, College Road, Harrow, HA1 1BE	152	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 6, Harrow Square, College Road, Harrow, HA1 1BE	162	The existing floorspace on site is too small for the proposed development	Not suitable
Harrow Square, College Road, Harrow, HA1 1BE	162	The existing floorspace on site is too small for the proposed development	Not suitable
116 College Road, Harrow, HA1 1BQ	165	The existing floorspace on site is too small for the proposed development	Not suitable

Cerventes House, 5-9 Headstone Road, Harrow, HA1 1PD	176	The existing floorspace on site is too small for the proposed development	Not suitable
Cerventes House, 5-9 Headstone Road, Harrow, HA1 1PD	176	The existing floorspace on site is too small for the proposed development	Not suitable
7 Spring Villa Park, Spring Villa Road, Edgware, HA8 7EB	186	The existing floorspace on site is too small for the proposed development	Not suitable
Lexicon, Gayton Road, Harrow, HA1 2HH	186-478	The existing floorspace on site is too small for the proposed development	Not suitable
Leeway Close, Hatch End, HA5 4SE	195	The existing floorspace on site is too small for the proposed development	Not suitable
Middlesex House, 130 College Road, Harrow, HA1 1BQ	204	The existing floorspace on site is too small for the proposed development	Not suitable
1 Grace House, Harrovian Business Village, Bessborough Road, HA1 3EX	207	The existing floorspace on site is too small for the proposed development	Not suitable
1 Grace House, Harrovian Business Village, Bessborough Road, HA1 3EX	207	The existing floorspace on site is too small for the proposed development	Not suitable
Kirkland House, 11-15 Peterborough Road, HA1 2AX	209	The existing floorspace on site is too small for the proposed development	Not suitable
Kirkland House, 11-15 Peterborough Road, HA1 2AX	219-438	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 4, Masters Court. Lyon Square, Harrow, HA1 2BT	221	The existing floorspace on site is too small for the proposed development	Not suitable
Larch House, 9 Spring Villa Park, Spring Villa Road, Edgware, HA8 7EB	223	The existing floorspace on site is too small for the proposed development	Not suitable

Camrose House, 369 Burnt Oak Broadway, Edgware, HA8 5XZ	223	The existing floorspace on site is too small for the proposed development	Not suitable
Brember Road, South Harrow, HA2 8BJ	223	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 2, Masters Court, Lyon Square, Harrow, HA1 2BU	229	The existing floorspace on site is too small for the proposed development	Not suitable
344-350 Station Road, Harrow, HA1 2DR	232	The existing floorspace on site is too small for the proposed development	Not suitable
Kings House, Kymberley Road, Harrow, HA1 1PT	232-704	The existing floorspace on site is too small for the proposed development	Not suitable
CACI House, 9 Spring Villa Park, Spring Villa Road, HA8 7EB	238	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 5, Masters Court, Lyon Square, HA1 2BT	240	The existing floorspace on site is too small for the proposed development	Not suitable
Masters Court, Lyon Square, Harrow, HA1 2BT	242-953	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 1, Harrow Square, College Road, Harrow, HA1 1BE	243	The existing floorspace on site is too small for the proposed development	Not suitable
Aspect, Park Lane, Stanmore	248	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 5, Masters Court, Lyon Square, HA1 2BT	251	The existing floorspace on site is too small for the proposed development	Not suitable
14 College Road, Harrow, HA1 1BE	276	The existing floorspace on site is too small for the proposed development	Not suitable

Archdale Business Centrem Brember Road, HA2 8DJ	284	The existing floorspace on site is too small for the proposed development	Not suitable
Qualitas House, Elmgrove Road, HA1	284-576	The existing floorspace on site is too small for the proposed development	Not suitable
12 College Road, Harrow, HA1 1BE	320	The existing floorspace on site is too small for the proposed development	Not suitable
Mansard House, Brember Road, South Harrow, HA2	361	The existing floorspace on site is too small for the proposed development	Not suitable
Spencer House, 29 Grove Hill Road, Harrow, HA1 3BN	375	The existing floorspace on site is too small for the proposed development	Not suitable
Spencer House, 29 Grove Hill Road, Harrow, HA1 3BN	399	The existing floorspace on site is too small for the proposed development	Not suitable
Spencer House, 29 Grove Hill Road, Harrow, HA1 3BN	401	The existing floorspace on site is too small for the proposed development	Not suitable
31-33 College Road, Harrow, HA1 1EJ	444-889	The existing floorspace on site is too small for the proposed development	Not suitable
The Power House, Chantry Place, Headstone Lane, Harrow, HA3 6NY	491	The existing floorspace on site is too small for the proposed development	Not suitable
The Power House, Chantry Place, Headstone Lane, Harrow, HA3 6NY	492	The existing floorspace on site is too small for the proposed development	Not suitable
Masters House	511	The existing floorspace on site is too small for the proposed development	Not suitable
135 Greenford Road, Sudbury Hill, HA1 3QZ	520	The existing floorspace on site is too small for the proposed development	Not suitable

Mansard House, Brember Road, South Harrow, HA2	783	The existing floorspace on site is too small for the proposed development	Not suitable
Sherbourne House, 23/25 Northolt Road, South Harrow, HA2 OXN	831	The existing floorspace on site is too small for the proposed development	Not suitable
Hill House, 67-71 Lowlands Road, Harrow, HA1 3EQ	969	The existing floorspace on site is too small for the proposed development	Not suitable
Kings House, Kymberley Road, Harrow, HA1 1PT	973	The existing floorspace on site is too small for the proposed development	Not suitable
The Power House, Chantry Place, Headstone Lane, Harrow, HA3 6NY	983	The existing floorspace on site is too small for the proposed development	Not suitable
The Power House, Chantry Place, Headstone Lane, Harrow, HA3 6NY	983	The existing floorspace on site is too small for the proposed development	Not suitable
Spencer House, 29 Grove Hill Road, Harrow, HA1 3BN	1417	21 parking spaces.	Not suitable
The Power House, Chantry Place, Headstone Lane, Harrow, HA3 6NY	1980	Not suitable according to previous hgh Sequential Assessment.	Not suitable

Industrial/Warehousing

Address	Site Area (sqm)	Comment	Suitability
Whitefriars Avenue, Harrow, HA3 5RQ		The existing floorspace on site is too small for the proposed development	Not suitable
Phoenix Business Cent., Rosslyn Crescent, Harrow, HA1 2SP	42-929	The existing floorspace on site is too small for the proposed development	Not suitable

Palmerston Road, Wealdstone, Harrow, HA3	50	The existing floorspace on site is too small for the proposed development	Not suitable
91 High Street, Edgware, HA8 7DB	62	The existing floorspace on site is too small for the proposed development	Not suitable
Unit G2, Phoenix Industrial Estate, Rosslyn Crescent, Harrow, HA1 2SP	88	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 69, The Arches, South Harrow	88	The existing floorspace on site is too small for the proposed development	Not suitable
Langham House, 320a Uxbridge Road, Hatch End, Pinner, HA5 4HR	89-179	The existing floorspace on site is too small for the proposed development	Not suitable
MS Business Centre, Chapel Lane, Pinner, HA5 1AZ	93	The existing floorspace on site is too small for the proposed development	Not suitable
Rosslyn Crescent, Harrow, HA1	112	The existing floorspace on site is too small for the proposed development	Not suitable
Rosslyn Crescent, Harrow, HA1	112-465	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 8, Hawthorn Centre, Elmgrove Road, Harrow, HA1 2RF	116	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 9, Hawthorn Centre, Elmgrove Road, Harrow, HA1 2RF	116	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 21, Hawthorn Centre, Elmgrove Road, Harrow, HA1 2RF	116	The existing floorspace on site is too small for the proposed development	Not suitable
Canning Road, Harrow	139	The existing floorspace on site is too small for the proposed development	Not suitable

Unit 2, 52-68 Palmerston Road, Wealdstone, Harrow	180	The existing floorspace on site is too small for the proposed development	Not suitable
Leeway Close, Hatch End, HA5 4SE	195	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 7, Barrat Way Industrial Estate Tudor Road, Harrow, HA3 5TJ	226	The existing floorspace on site is too small for the proposed development	Not suitable
Rosslyn Crescent, Harrow, HA1	232	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 2, Rosslyn Crescent, Harrow, HA1	270	The existing floorspace on site is too small for the proposed development	Not suitable
Archdale Business Centre, Brember Road, Harrow, HA2 8DJ	284	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 5, Whitefriars Ind. Est., Tudor Road, Harrow, HA3 5SS	331	The existing floorspace on site is too small for the proposed development	Not suitable
Unit D, Healthaid House, Marlborough Hill, Harrow, HA1 1UD	351	The existing floorspace on site is too small for the proposed development	Not suitable
Unit D, Healthaid House, Marlborough Hill, Harrow, HA1 1UD	351	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 3, Rosslyn Crescent, Harrow, HA1	351	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 5, Barratt Way Industrial Estate, Tudor Road, Harrow, HA3 5TJ	305	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 22, Christchurch Industrial Estate, Forward Drive, Harrow, HA3 8NT	317	The existing floorspace on site is too small for the proposed development	Not suitable

Off Roxeth Green Avenue, Harrow, HA2 8AF	372	The existing floorspace on site is too small for the proposed development	Not suitable
Rosslyn Crescent, Harrow, HA1	372	The existing floorspace on site is too small for the proposed development	Not suitable
Unit C, Healthaid House, Marlborough Hill, Harrow, HA1 1UD	380	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 11, Honeygot Business Centre, Parr Road, Stanmore, HA7 1NL	390	The existing floorspace on site is too small for the proposed development	Not suitable
Mansard House, Brember Road, South Harrow, HA2	412	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 5&7, Barratt Way Industrial Estate, Tudor Road, Harrow, HA3 5TJ	531	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 7, Whitefriars Ind Est., Tudor Road, Harrow, HA3 5SS	567	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 6 Whitefriars Ind Est, Tudor Road, Harroq, HA3 5SS	570	The existing floorspace on site is too small for the proposed development	Not suitable
Dalston Gardens, Stanmore, HA7	605	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 8, Waverley Industrial Estate, Hailsham Drive, Harrow, HA1 4TR	681	The existing floorspace on site is too small for the proposed development	Not suitable
31-37 Rosslyn Crescent, Harrow, HA1 2SA	687	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 7, Waverley Industrial Estate, Hailsham Drive, Harrow, HA1 4TR	691	The existing floorspace on site is too small for the proposed development	Not suitable

Unit C&D, Healthaid House, Marlborough Hill, Harrow, HA1 1UD	730	The existing floorspace on site is too small for the proposed development	Not suitable
Mansard House, Brember Road, South Harrow, HA2	783	The existing floorspace on site is too small for the proposed development	Not suitable
Mansard House, Brember Road, South Harrow, HA2	783	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 4, The Crystal Centre, Elmgrove Road, Harrow, HA1 2HP	896	The existing floorspace on site is too small for the proposed development	Not suitable
Qualitas House, Elmgrove Road, Harrow, HA1	920	The existing floorspace on site is too small for the proposed development	Not suitable
Palmerston Road, Wealdstone, Harrow, HA3	927	The existing floorspace on site is too small for the proposed development	Not suitable
Power House, Chantry Place, Headstone Lane, Harrow, HA3 6NY	996	The existing floorspace on site is too small for the proposed development	Not suitable
The Power House, Chantry Place, Headstone Lane, Harrow, HA3 6NY	996	The existing floorspace on site is too small for the proposed development	Not suitable
Unit 8, South Harrow, Ind. Est., Brember Road, South Harrow, HA2 8ZZ	1084-1371	Provides parking for up to 16 cars.	Not suitable
Units 6&7, Whitefriars Ind. Est., Tudor Road, Harrow, HA3 5SS	1137	Provides parking for up to 16 cars.	Not suitable
Brember Road, South Harrow, HA2 8BJ	1398	Not suitable according to previous hgh Sequential Assessment	Not suitable
8 Brember Road, South Harrow, HA2 8AX	1456	Provides parking for up to 22 cars.	Not suitable
Qualitas House, Elmgrove Road, Harrow, HA1	1496	Provides parking for up to 20 cars.	Not suitable

hgh

The Power House, Chantry Place,
Headstone Lane, Harrow, HA3 6NY

1980

Not suitable according to previous hgh Sequential
Assessment

Not suitable



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