

To Let
Former GP Surgery

1 Lankers Drive
Rayners Lane
Harrow
HA3 7PA

TO LET

SUMMARY

- Former D1 / medical premises (long-established doctor's surgery)
- Approx. **1,853 sq ft** arranged over three floors
- 10 well-proportioned rooms with WC facilities throughout
- Private rear garden (approx. 45 ft)
- On-site parking to front and rear
- Suitable for medical, healthcare or professional occupiers (STPP)



1 Lankers Drive, Rayners Lane, HA3 7PA



Description

This substantial semi-detached building has been previously occupied by a GP Surgery and provides highly adaptable accommodation suitable for a range of healthcare, educational or other professional uses, subject to any necessary consents.

Occupying a prominent corner position, the property has been comprehensively extended, including a double-storey side extension, a double-storey rear extension and a loft conversion, creating versatile and efficiently arranged space across all floors.

Ground Floor:

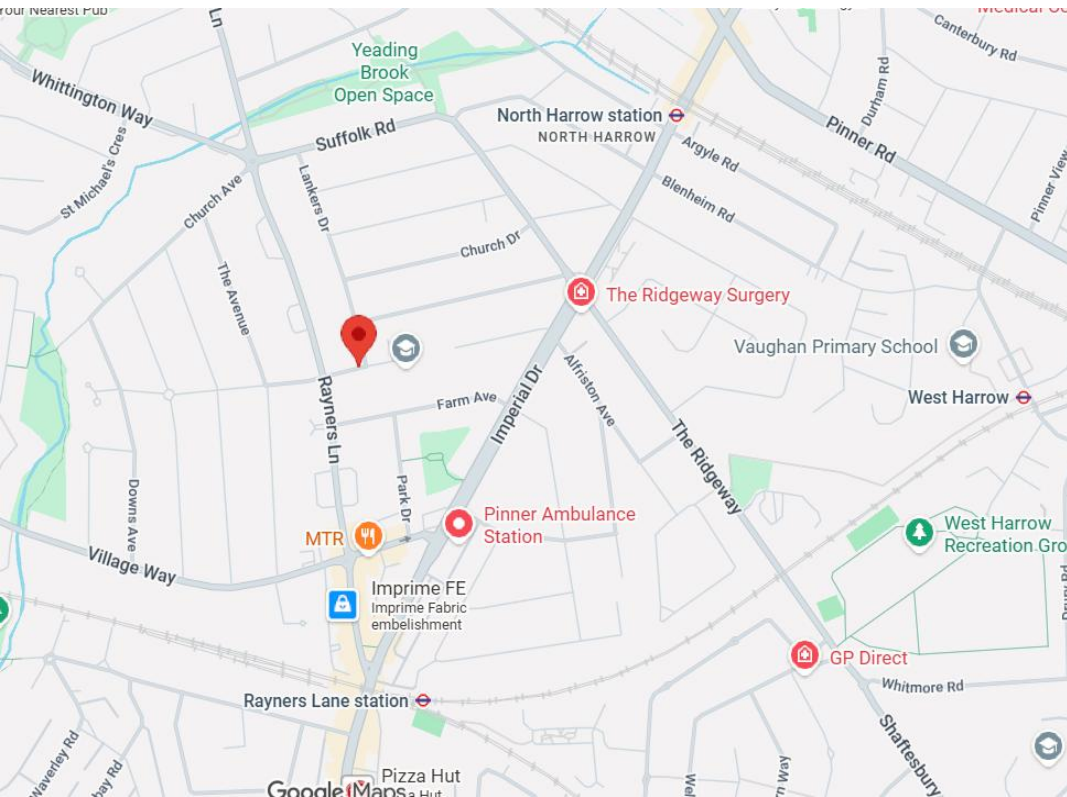
Welcoming entrance and reception area, two consultation rooms, a large office and disabled WC.

First Floor:

Five consultation / treatment rooms together with WC and shower facilities.

Second Floor/ Loft:

Additional consulting room with WC.



Location

The property is prominently positioned in a well-established residential and commercial area, directly facing Longfield Primary School, and also within close proximity to the amenities of Rayners Lane and North Harrow. The location benefits from a strong public transport network, including multiple bus routes and Rayners Lane Underground Station (Metropolitan and Piccadilly lines), providing convenient access across North-West London.

[Google Maps Link](#)

Accommodation

Ground Floor	896 sq ft	83.2 sq m
Second Floor	740 sq ft	68.7 sq m
Third Floor	217 sq ft	20.1 sq m
Floor Area (approx.)	1,853 sq ft	172.1 sq m

Lease	New Lease
Rent	£48,500 pax
Rates	Rateable Value £20,500 (rates payable £11,380)
Terms	To be agreed
VAT	Not applicable
EPC	Available Upon Request
Legal Costs	Each party to be responsible for their own legal costs

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