

FOR SALE

SELF CONTAINED GROUND FLOOR SUITE

CYPRESS COURT 17, Westmoreland Road, Kingsbury NW9 9RL



Features

- 1,870 Sq Ft (173.72 Sq M)
- £700,000 Long Leasehold
- Close to Queensbury Tube
- Shared Facilities
- Fully Air Conditioned

Summary

For sale is this office building located within a short walking distance of Queensbury Station.

The building is 1,870 sq ft currently arranged as a education/college property.

For sale with vacant possession, Offers in the region of £700,000 subject to contract.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

Westmoreland Road is located just off Honeypot Lane very close to Morrisons and B & Q. It is also about 7 minutes walking distance to Queensbury underground station (Jubilee Line) for services to Central London, Stanmore and Stratford and connections to the underground/over ground network and mainline services. Kingsbury is about 0.7 miles about 14 minutes walk. Queensbury park is 5 minutes walk from the property.

Description

Ground floor suite forming part of an office block having a good frontage to Westmoreland Road with the benefit of two front doors. In addition, there is a further access via the block communal entrance hall. The property has been used as a college and is arranged as offices, classrooms, halls and stores. A well presented suite featuring two front entrances, secured access door, air conditioning for heating and cooling, shutter and CCTV throughout. One dedicated parking space is included and there is street parking.

Tenure

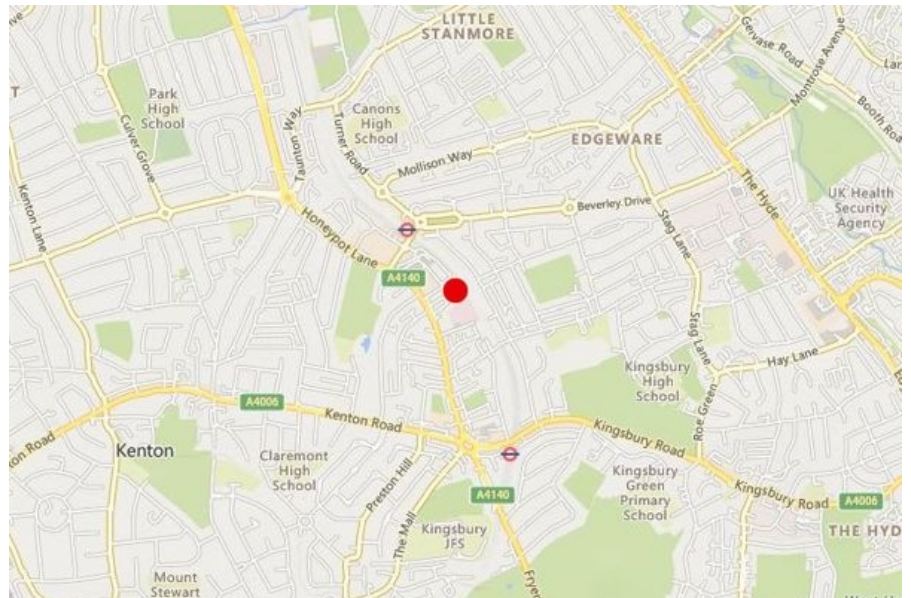
Leasehold

Terms

For purchase on a 250 year long lease for £700,000.

Business Rates

Business Rates payable to Brent council.



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VAT

VAT may be applicable.

EPC

EPC E104 - Copy available upon request.

Viewing

Strictly by prior appointment via sole letting agents Chamberlain Commercial. Harrison Grinter - 020 8429 6899/07889 673784.
Alex Seco - 020 8429 6899/07889 673784.

Contact

Harrison Grinter
harrison@chamberlaincommercial.com



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