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Churchill & Mathesons

Brent Crescent, London, NW10 7XR

Asking Price £2,750,000 Freehold



KEY FEATURES:

- FREEHOLD
- 11369 SQ FT
- WAREHOUSE PLUS OFFICE
- VACANT
- PARKING/LOADING AREA

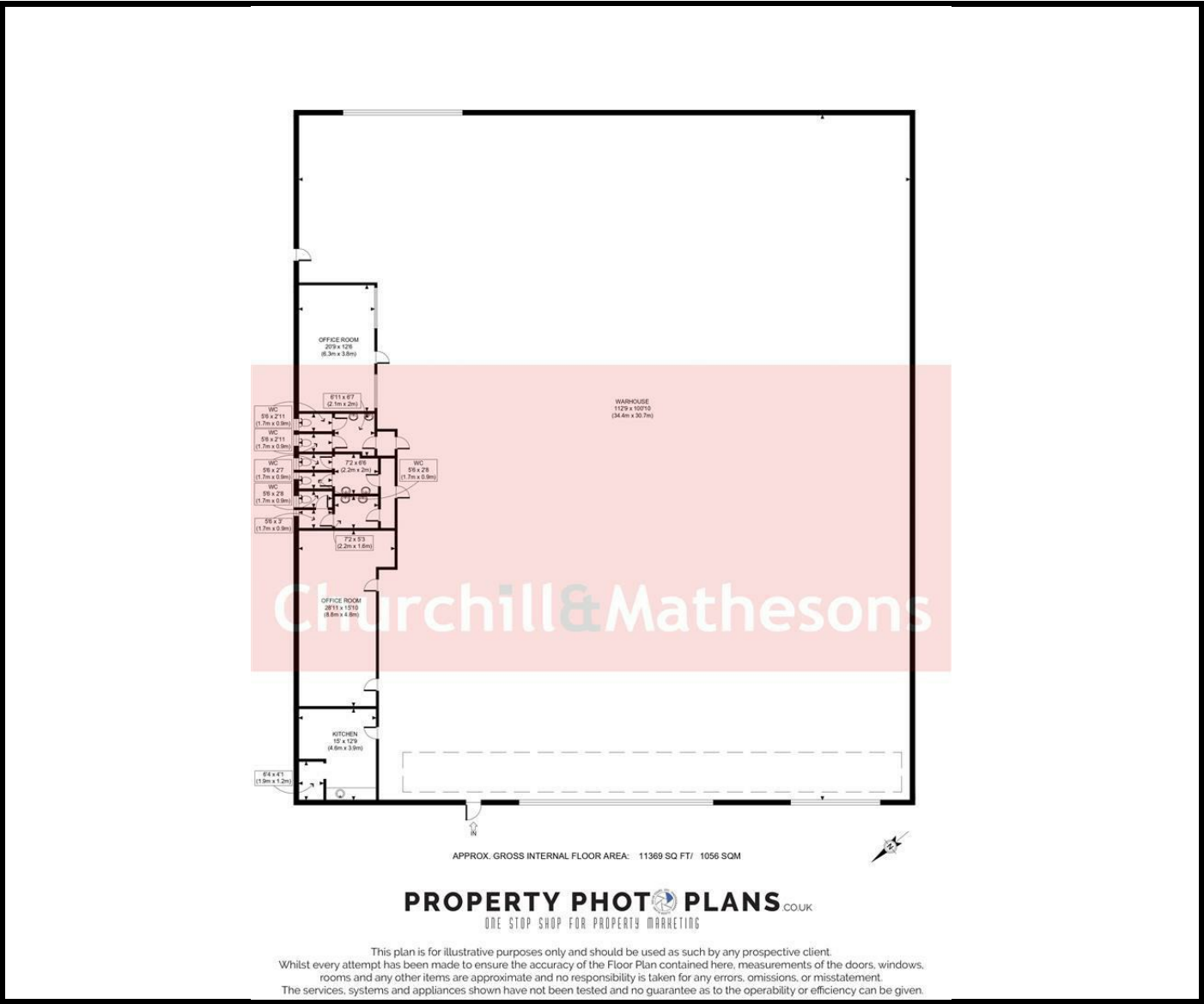
FREEHOLD WAREHOUSE FOR SALE

Found in Park Royal, NW10. Brent Crescent presents an exceptional opportunity to acquire a substantial warehouse space spanning an impressive 11369 square feet. The property included 2 offices, a kitchen and toilets. This property is ideally situated, offering excellent transport links and accessibility, making it a prime location for businesses seeking a strategic base in London.

The warehouse boasts a generous floor area, providing ample room for various uses, whether for storage, distribution, or light manufacturing. The expansive layout allows for flexible configurations to suit your specific operational needs. With its high ceilings and robust construction, the space is designed to accommodate a range of activities, ensuring that your business can thrive in a dynamic environment.

Park Royal is known for its diverse community and thriving commercial landscape, making it an attractive area for both established companies and startups. The proximity to major road networks and public transport options enhances the convenience of this location, allowing for easy access to central London and beyond.

This warehouse presents a unique opportunity for those looking to invest in a versatile property that can adapt to the evolving demands of modern business. Whether you are seeking to expand your current operations or start anew, this space offers the potential for growth and success in a bustling part of the capital. Do not miss the chance to explore what this remarkable property has to offer.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.