



18 Old Oak Common Lane
Acton
London
W3 7EL
T 020 8749 9798
E sales@churchillmathesons.com
www.churchillmathesons.com

Churchill & Mathesons

17 Cumberland Avenue, London, NW10 7RT

Asking Price £600,000 Freehold



KEY FEATURES:

- Available Now
- Freehold
- Ground and First Floor Offices
- 2 Dedicated Parking Spaces
- Net Income of £3000 Per Month
- Excellent Location
- Asking Price: £799,000

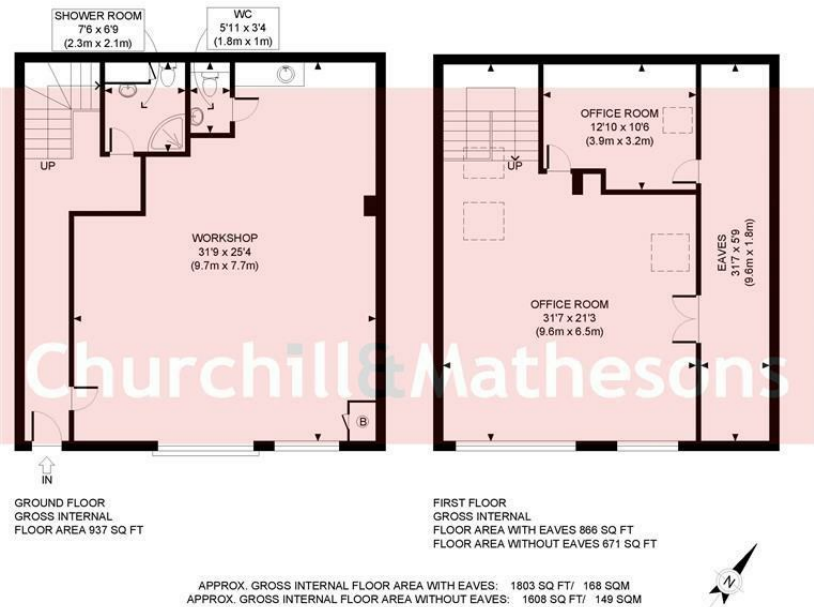
REDUCED TO SELL, YOU OFFER WE NEGOTIATE!

Found in Cumberland Business Park, NW10 this freehold commercial property offers a remarkable opportunity for businesses seeking a prime location in London. Spanning 1,803 sqft, this versatile warehouse / workshop & office space over 2 floors is designed to accommodate a variety of commercial needs, making it an ideal choice for both established enterprises and burgeoning startups.

The property boasts the added benefit of outside space which includes a parking bay for 2 cars and the other for loading. This ensures convenience for both staff and clients, a valuable asset in a bustling urban environment.

Cumberland Business Park is well-regarded for its accessibility and proximity to key transport links, making it easy for employees and customers to reach your business. The surrounding area is thriving with a mix of commercial and residential developments, creating a dynamic atmosphere that is sure to attract foot traffic and foster growth.

This commercial property presents a unique opportunity to establish your business in a sought-after location, combining spacious interiors with practical outdoor space and parking facilities. Whether you are looking to expand your current operations or start anew, this property is poised to meet your needs and support your ambitions. Do not miss the chance to secure this exceptional space in one of London's promising business hubs.



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.