



## Watford Way

**£1,750,000**

We are delighted to offer this prominent commercial property, previously operating as a nursery, positioned in a prime and highly visible location along this well-known arterial road. The property enjoys excellent frontage onto Watford Way, providing strong passing traffic, superb exposure, and easy accessibility.

The premises offers flexible accommodation suitable for a range of commercial, educational, or redevelopment opportunities, subject to the relevant planning consents.

Situated in the desirable area of Mill Hill, the property is surrounded by a mixture of residential and commercial occupiers and is conveniently located close to local amenities and transport links, including multiple bus routes and excellent road connections.

This represents a rare opportunity for owner-occupiers, investors, or developers to acquire a well-located property in a sought-after North West London position. Chain free. Offers Invited.

### Viewing

Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.

- Prominent commercial property
- Prime position in Mill Hill
- Excellent road frontage & visibility
- Strong passing traffic location
- Versatile accommodation
- Development potential subject to consent
- Close to local amenities & transport links
- Ideal for owner-occupiers, investors or developers



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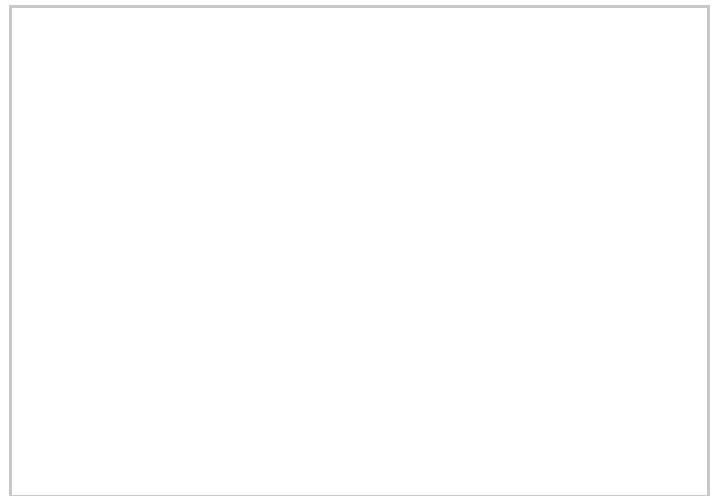
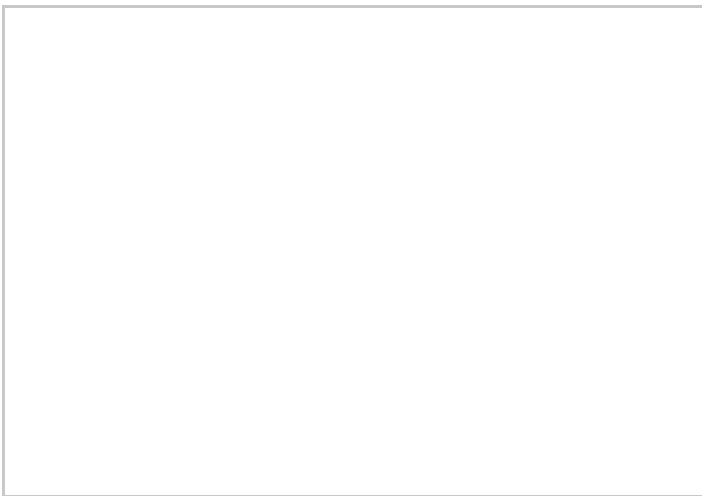
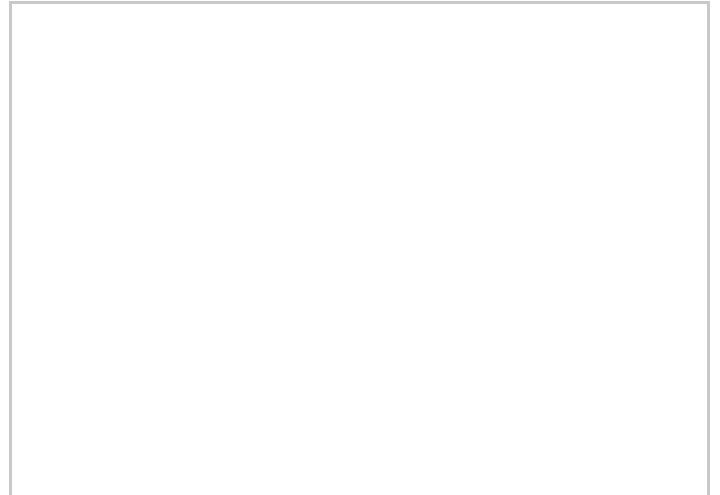
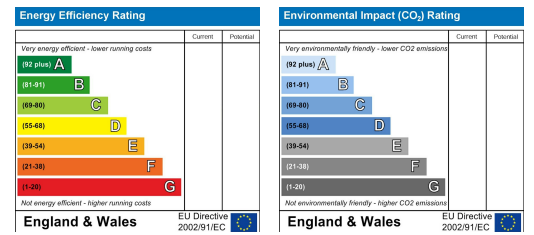
## Floor Plan



## Area Map



## Energy Efficiency Graph



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