OFFICE FOR SALE | 3,200 SQ FT

56B CREWYS ROAD, CHILDS HILL, NW2 2AD

E-USE CLASS BUILDING ARRANGED AS A BUSINESS CENTRE (WHICH MAY SUIT OTHER USES) IDEAL OPPORTUNITY FOR OWNER OCCUPIERS OR INVESTORS

- Located in Childs Hill close to Cricklewood, Hampstead and Hampstead Heath
- Arranged as 8 business units in good decorative order throughout with 3 available
- The Centre has benefitted from a strong tenant base and has been mostly fully let for the past 20 years
- Parking available
- Gross income: £59,707 pa (when previously fully let)
- Short walk to the shops, cafes and restaurants of Childs Hill
- Communal kitchen and W/C's
- 17 minute walk to Golders Green underground station (Northern Line)

DESCRIPTION

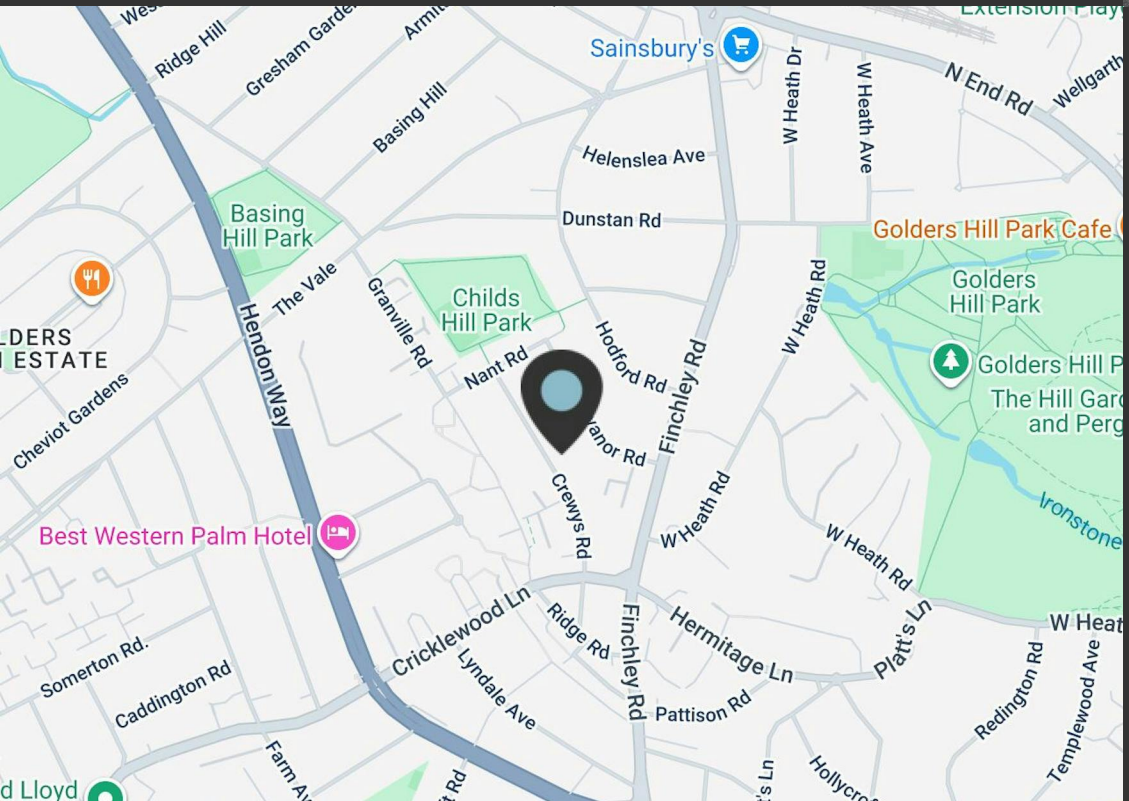
Business Centre for Sale in the Heart of Childs Hill

An excellent opportunity to acquire a well-presented business centre comprising eight self-contained units, located in a prime position in Childs Hill. Two units are currently vacant, with the property previously producing a fully let gross income of £59,707 per annum.

The building is in very good decorative order throughout and features a range of modern amenities, including:

Newly fitted communal kitchen
Air-conditioning
Well-maintained communal WCs
On-site parking

This is an ideal purchase for investors seeking a strong income-producing asset, or for owner-occupiers who may wish to use part or all of the accommodation while benefiting from income generated by the remaining units.



LOCATION

56b Crewys Road is strategically positioned on the edge of Childs Hill close to Hampstead and Cricklewood. Childs Hill is an established residential area with a mixture of local businesses calling the area home.

The property benefits from convenient access to Finchley Road, strong bus routes, and nearby transport links including Cricklewood Thameslink Station and Golders Green (Northern Line), providing fast routes into Central London. Major roads such as the A5, A41, and North Circular are all easily reached, supporting both customer and logistics access. With a mature residential catchment, local amenities, and ongoing investment and development in the wider NW2 area.

OFFICE
TO
LET
Call
OLIVER GOLDSMITH
58
56b
FORECOURT IN
CONSTANT USE

AVAILABILITY

Name	sq ft	sq m	Availability
Ground	2,090	194.17	Available
1st	1,110	103.12	Available

PRICE

£850,000

RATES & CHARGES

Rates payable: N/A

TERMS

Freehold

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

Peter Wilson
0207 4439862
07896678182
peter@dutchanddutch.com

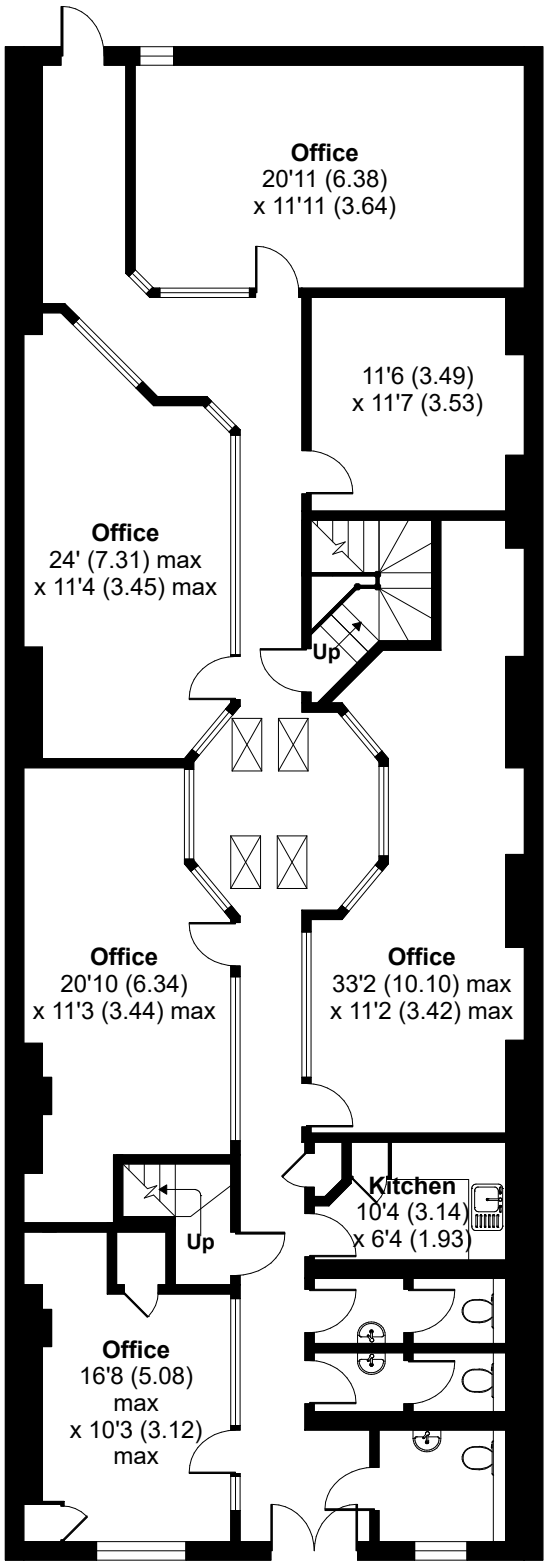
These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 22/05/2026

Crewys Road, London, NW2

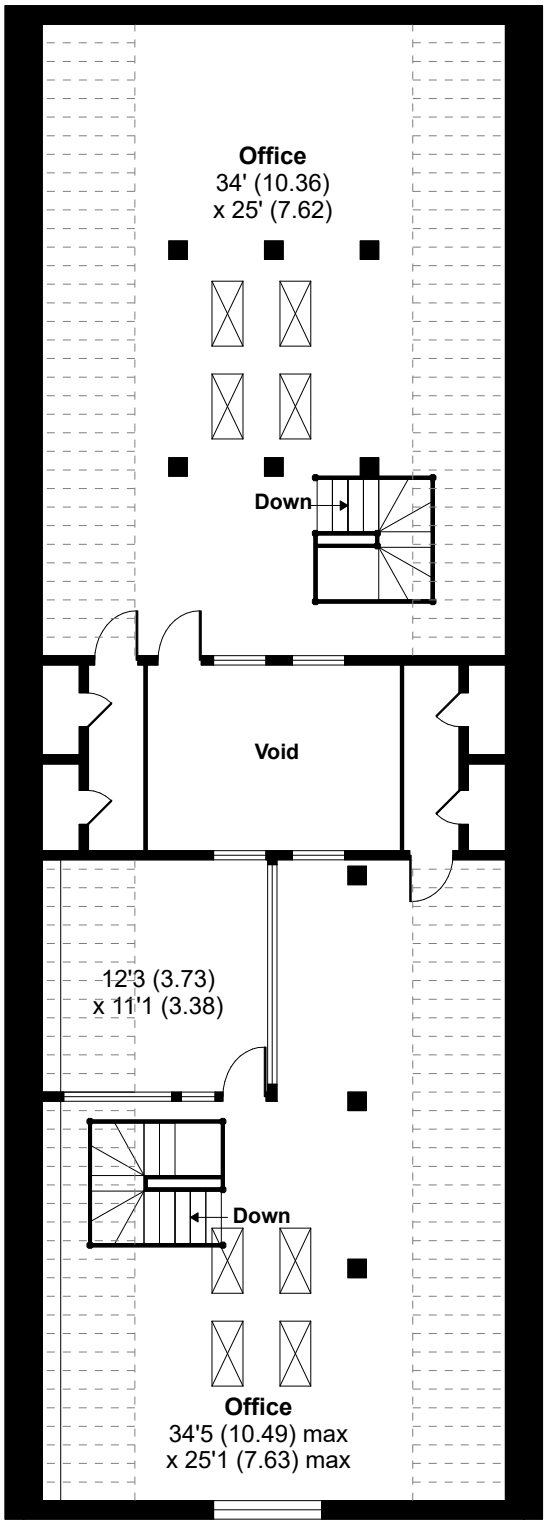
Net Internal Area = 3242 sq ft / 301.1 sq m
Restricted head height = 684 sq ft / 63.5 sq m
Total = 3926 sq ft / 364.7 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Dutch & Dutch. REF: 1380959