# MONUMENT HOUSE 215 MARSH ROAD, PINNER, HA5 5NE

OFFICE SUITES – TO BE LET 395 SQ FT – 835 SQ FT



## 020 8866 0001



#### LOCATION

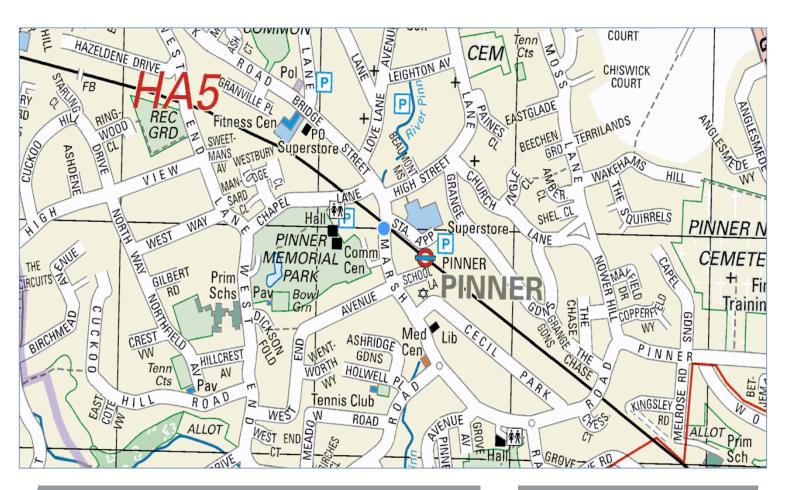
The premises are located on the west side of Marsh Road, Pinner, within the immediate vicinity of Pinner Metropolitan Line Underground station. The building is close to Pinner's historic High Street providing numerous restaurants and boutiques, in addition there are Marks and Spencer (foodstore) and Sainsburys close by.

#### DESCRIPTION

Monument House is modern brick built office building on ground and three upper floors. The available accommodation comprises an open plan office on the second floor. Benefiting from an automatic passenger lift, air conditioning, dedicated parking, 24hr access, entry phone system, kitchenette, with excellent natural light.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





#### **FLOOR AREAS**

First Floor Front First Floor Front 440 sq ft 395 sq ft

48.40 sqm 48.40 sqm

#### TERMS

Suites are available by way of a new leases for a term by arrangement at the following rents

sqft - £1,250 per calendar month per annum inclusive.sqft - £1,125 per calendar month per annum inclusive.

The above rent is exclusive of Business Rates, Buildings Insurance, Utilities, Maintenance charges, Service Charge but exclusive of VAT

#### VIEWINGS

Strictly by appointment through sole letting agents -

GEORGE MORIARTY 020 8866 0001 george@davidcharles.co.uk



#### AMENITIES

- Double glazing
- Suspended Ceiling
- Air Conditioning
- Kitchen facilities
- Automatic Passenger Lift
- Parking (by arrangement)
- 24hr Access
- Entry Phone system
- EPC Rating D

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