

# MONUMENT HOUSE

## 215 MARSH ROAD, PINNER, HA5 5NE

  
david charles  
property consultants

**020 8866 0001**

**LAST REMAINING OFFICE SUITE – TO BE LET**  
**495 SQ FT / 45.98 SQ M**

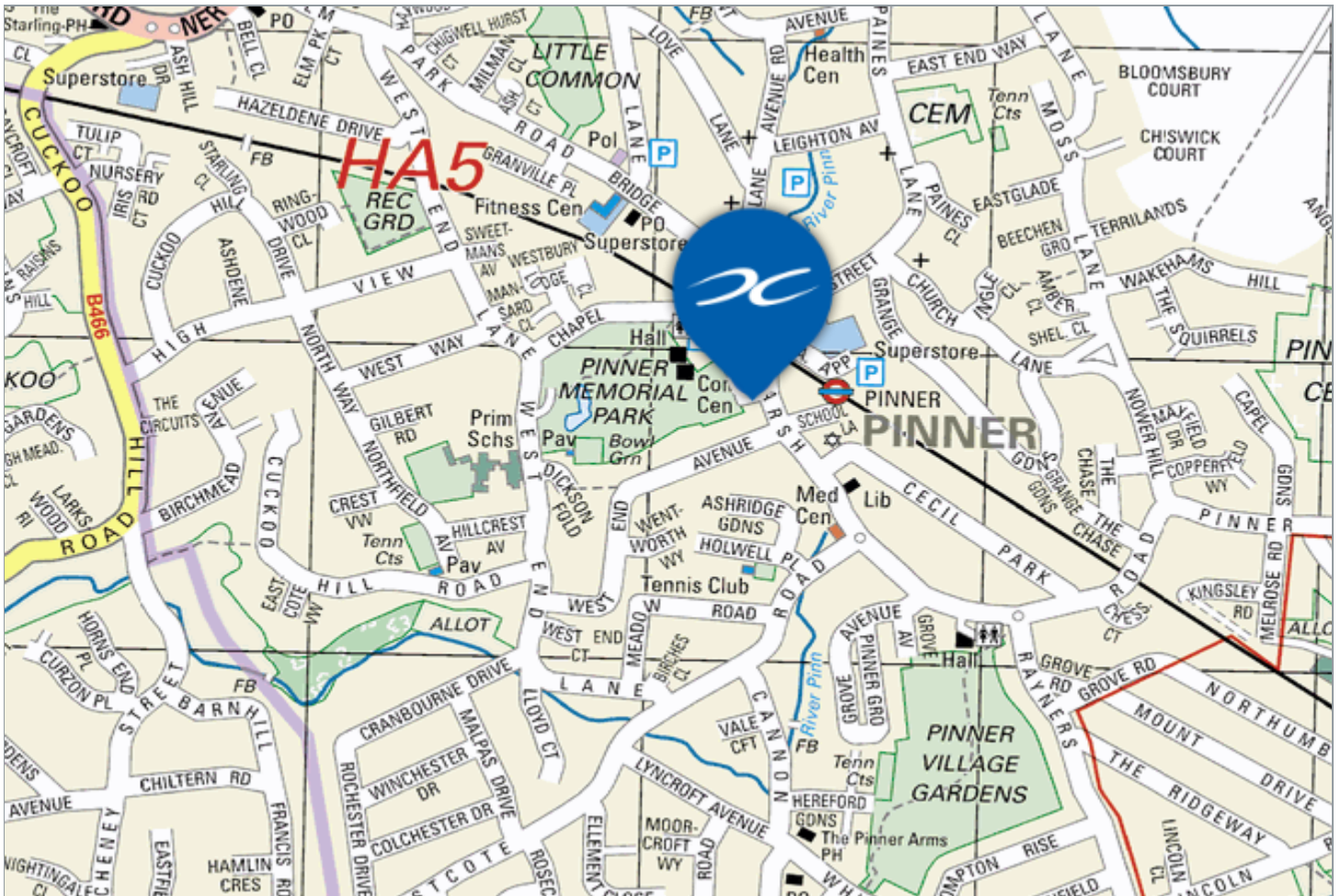


### LOCATION

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.



## FLOOR AREAS

Second Floor Front                      495 sq ft                      44.98 sqm

## TERMS

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

495 sqft - £1,875 per calendar month per annum inclusive.

The above rent is inclusive of, 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](mailto: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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