

221 MARSH ROAD,  
PINNER, HA5 5NE

  
david charles  
property consultants

020 8866 0001

A1 / A2 RETAIL UNIT – TO LET  
2,200 SQFT / 204 .4 SQM

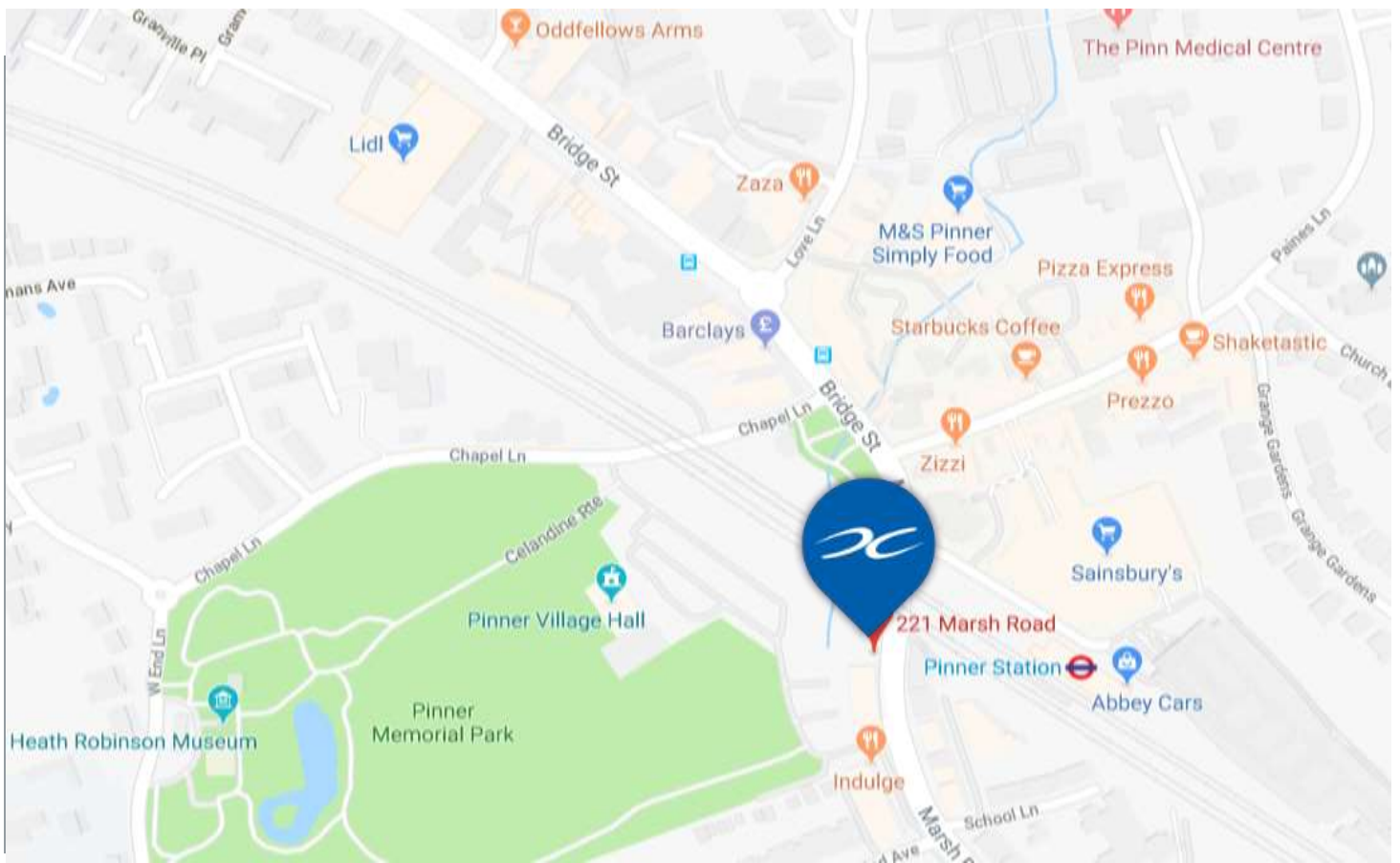


## LOCATION

The premises are located in a prominent position on Marsh Road, Pinner. The unit is situated opposite Station Approach which leads into Sainsburys car park. Nearby retailers include, WH Smith, Starbucks, Pizza Express, Boots and a number of small independents.

## DESCRIPTION

The premises comprise of a shell and core unit situated beneath a new development of 24 1, 2 and 3 bedroom apartments. The units has extensive frontage to Marsh Road which is busy spot for all passing traffic entering into Pinner. The premises will be handed over in shell and core condition.



## TERMS

The premises are available by way of a new full repairing and insuring lease for a term by arrangement.

## RENT

£60,000 per annum exclusive.

## RATES

The premises are yet to be assessed for business rates purposes.

## VIEWINGS

Strictly by appointment through sole letting agents –

**GEORGE MORIARTY** 020 8866 0001  
[george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

**RICHARD MORGAN** 01923 845 222  
[richard.morgan@vdbm.co.uk](mailto:richard.morgan@vdbm.co.uk)



**davidcharles.co.uk**

