

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

**MODERN  
AIR-CONDITIONED  
SERVICED OFFICE SUITES - TO LET  
245 - 885 SQFT / 23 – 82 SQM**

  
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## LOCATION

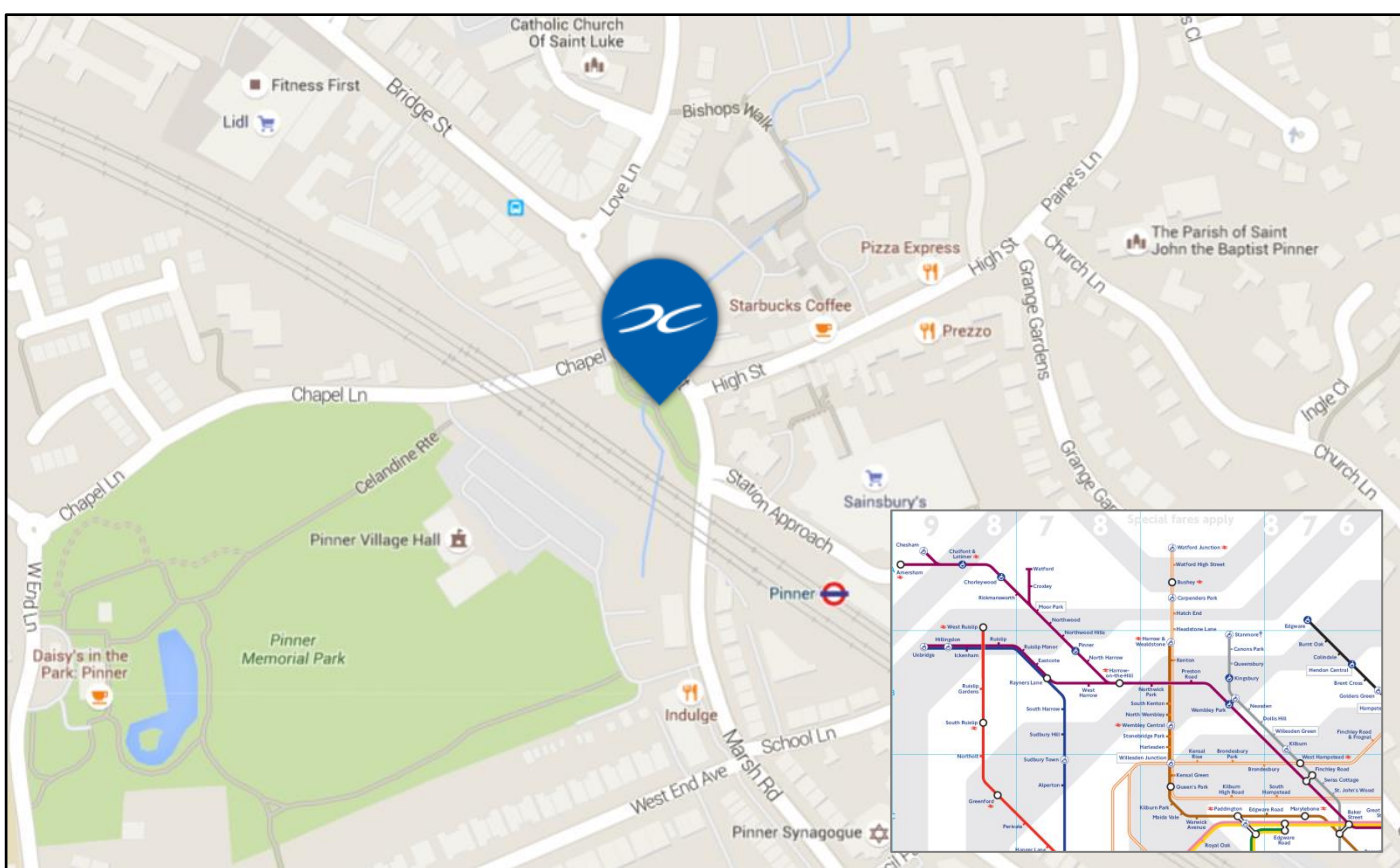
The premises are located on the west side of Marsh Road, Pinner, close to Pinner Underground Station (Metropolitan Line) offering easy access to the West End and City. The building is close to Pinner villages' historic High Street providing numerous restaurants and high-class retailers. There is an abundance of shops in the town including is a Marks and Spencer (food store) and Sainsburys Supermarket. Immediately to the rear of the building is Chapel Lane public car park and Pinner Park with delightful café and walks.

## DESCRIPTION

The building has as prestigious entrance with automatic passenger lift. The available office suites are located on the 2<sup>nd</sup> floor and comprise of 245 ft<sup>2</sup> and 270 sqft, and on the 3<sup>rd</sup> floor and comprise of 370 sqft. The offices have the benefit of comfort cooling, suspended ceilings, carpets, double glazing. There is a shared kitchen on each floor. Parking is available by separate arrangement The building has an EPC rating within Band D.

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.





## TERMS

Suite 2.1	270 ft <sup>2</sup>	£1,125.00 per calendar month
Suite 2.2	245 ft <sup>2</sup>	£1,100.00 per calendar month
Suite 3.4	370 ft <sup>2</sup>	£1,500.00 per calendar month

*Rent is inclusive of cleaning of the common parts, building maintenance, service charges, utilities and buildings insurance and exclusive of; VAT, contents insurance, telephone & Internet charges and business rates.*

## RATES

Prospective tenants will be responsible for payment of business rates and claiming any relief that may be available. Prospective tenants should make their own enquiries in this regard.

## VIEWINGS

Strictly by appointment only through sole agents:-

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