

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

MODERN AIR-CONDITIONED OFFICE SUITE - TO LET
1,400 SQFT / 130 SQM


david charles
property consultants

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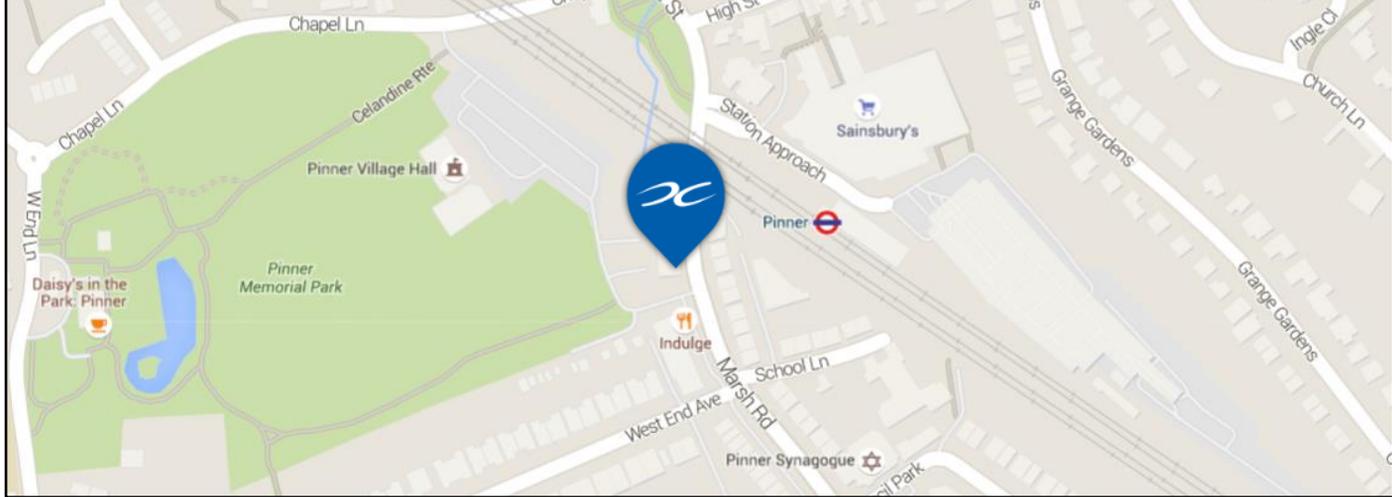
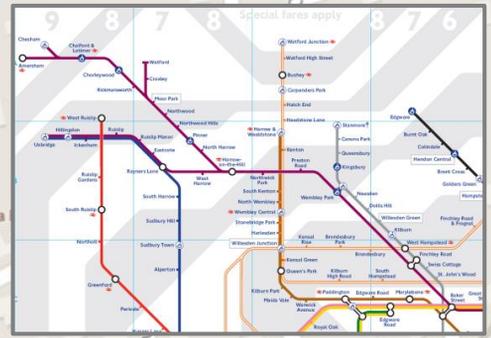


LOCATION

The premises are located on the west side of Marsh Road, Pinner, a 2-minute walk from Pinner Metropolitan Line Underground station 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 a Marks and Spencer (foodstore) and Sainsbury's Supermarket. Immediately to the rear of the building is Chapel Lane public car park and Pinner Memorial Park with its café and the Heath Robinson Museum.

DESCRIPTION

The building has a prestigious entrance with automatic passenger lift. The third-floor suite comprises bright offices of 1,400 sqft at the front of the building. The office has the benefit of comfort cooling air conditioning, a glass partitioned meeting room, suspended ceilings, carpets, double glazing, kitchen facilities and 2 on-site parking spaces. The building has an EPC rating within Band D. The furniture is available by separate arrangement.



TERMS

The premises are available by way of an assignment of an existing lease to expire in 2025 at a rent of £53,000.00 per annum inclusive. The 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

We understand that the rateable value of the office suite is £27,000 and the rates payable for 2021/22 are £13,373 per annum. Prospective tenants are strongly advised to independently reconfirm this information prior to legal commitment.

VIEWINGS

Strictly by appointment only through sole agents:-

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