



**Monument House, 215 Marsh Road,
Pinner, HA5 5NE**

**Modern Air-Conditioned
Large Office Suites**

1,300 sq ft
(120.77 sq m)

- Central Pinner Location
- Shared kitchen and toilet facilities
- Automatic passenger lift
- AC, suspended ceilings, carpets, double glazing
- Commencing rent £19.00 per sqft for a 5 year commitment.

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Summary

Available Size	1,300 sq ft
Rent	£19 - £25 per sq ft
Business Rates	Upon Enquiry
Car Parking	£1,200 per space / annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The building has a prestigious entrance with an automatic passenger lift. The offices have the benefit of comfort cooling, suspended ceilings, carpets and double glazing. There is a shared kitchen and toilet facilities on each floor and parking is available by separate arrangement. The building has an EPC rating within B and D.

Location

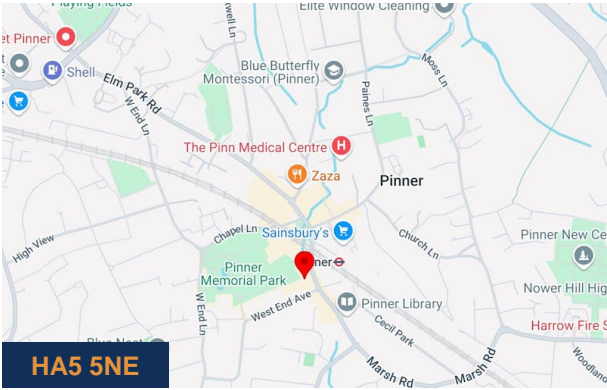
The premises are located on the west side of Marsh Road, Pinner, close to Pinner Underground Station (Met Line) offering easy access to the West End and City. The building is close to Pinner villages' historic High Street providing numerous restaurants and high-class retailers. There is an abundance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

Accommodation

Name	sq ft	sq m	Availability
1st - Front suite	1,300	120.77	Available
Total	1,300	120.77	

Rent

£19.00 per sqft pax for a minimum commitment of 5 years.
£22.50 per sqft pax for a minimum commitment of 3 years.
£25.00 per sqft pax for a minimum commitment of 1 year.



Viewing & Further Information



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