



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

Modern Air Conditioned office Suite

1,400 sq ft
(130.06 sq m)

- Fully fitted and furnished office floor
- Air conditioning
- Shared kitchen facilities
- Suspended ceilings, carpets, double glazing
- 2 parking spaces
- Flexible sublease by arrangement

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Summary

Available Size	1,400 sq ft
Rent	£35,000 per annum
Rates Payable	£10.34 per sq ft
Rateable Value	£29,000
Service Charge	On Application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

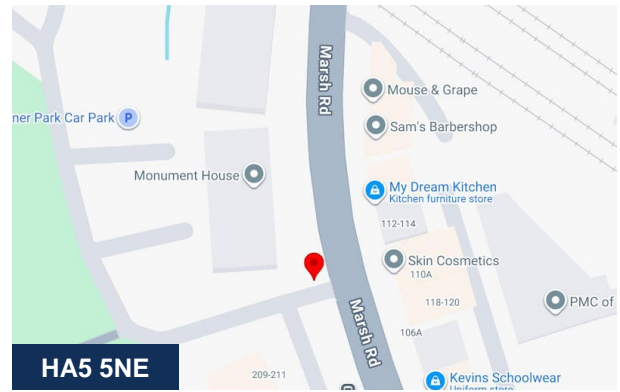
The building has a prestigious entrance foyer with a passenger lift. The available offices are located on the 3rd floor front. They have the benefit of air conditioning, suspended ceilings, carpets, double glazing, tea/coffee point and a partitioned conference room. There is a shared kitchen and toilet facilities on each floor. 2 parking spaces are available with the suite in the car park to the rear of the building.

Location

The premises are located on the west side of Marsh Road, Pinner, within 2-3 minutes walk of Pinner Underground Station (Met Line) offering easy access to the West End and City (Baker Street approximately 25 minutes at peak times). 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 the large Chapel Lane public car park and Pinner Park with a delightful view including museum and outdoor café space.

Terms

The suite is available by way of a new sublease by arrangement expiring May 2030. The lease is a Full Repairing & Insuring lease by virtue of the service charge, offered outside of the 1954 Landlord & Tenant Act.



Viewing & Further Information



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