



## Westbury House, 23/25 Bridge Street, Pinner, HA5 3HR

### Modern Air-Conditioned Office Suites

**93 to 1,140 sq ft**  
(8.64 to 105.91 sq m)

- Air conditioning with entry phone system
- Automatic passenger lift
- Flexible lease terms available
- Furniture included
- Pinner Metropolitan Line Station (0.2 miles)
- CCTV & 24/7 access

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## Summary

<b>Available Size</b>	93 to 1,140 sq ft
<b>Rent</b>	£34 - £55 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

Westbury House is a modern brick build office building on ground and three upper floors. The offices have the benefit of air conditioning, suspended ceilings, shared kitchen facilities, carpets, toilets, an automatic passenger lift, and car parking.

Rent to be paid quarterly in advance.

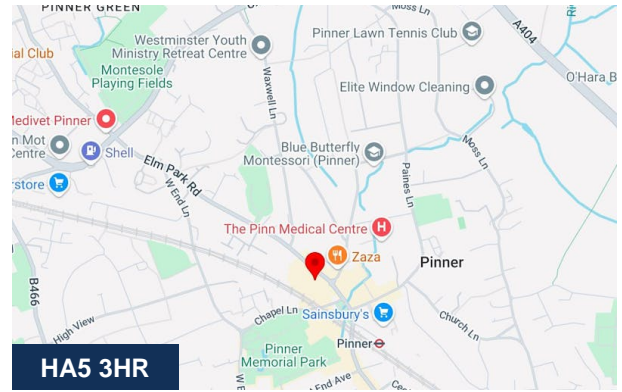
Rent is inclusive of rent and service charge. Service charge includes the electricity costs and air conditioning.

## Location

The property is located in the center of Pinner on Bridge Street opposite the junction with Love Lane. Many retailers including Marks & Spencer, Sainsbury's, Lidl and Boots are close by including all major Banks and Building Societies. Pinner Metropolitan Line underground station is within ¼ mile of the building. The property is also located in close proximity to Pinner Memorial Park, offering an opportunity for work life balance.

## Accommodation

Name	sq ft	sq m	Rent	Availability
Ground - Rear	300	27.87	£50 /sq ft	Available
1st - 1.09	103.55	9.62	£50 /sq ft	Available
1st - 1.11	166.52	15.47	£55 /sq ft	Available
1st - 1.12	93	8.64	£55 /sq ft	Available
1st - Front Office	1,140	105.91	£34 /sq ft	Available
2nd - Front Office	1,140	105.91	£34 /sq ft	Available
2nd - Rear Office	980	91.04	£34 /sq ft	Available
3rd - Rear Office	980	91.04	£34 /sq ft	Available
<b>Total</b>	<b>4,903.07</b>	<b>455.50</b>		



## Viewing & Further Information



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