david charles
property consultants

TO LET

Monument House, 215 Marsh Road, Pinner, Middlesex

Pinner, HA5 5NE

Modern Air Conditioned Serviced Office Suites

370 to 440 sq ft
(34.37 to 40.88 sq m)

- Central Pinner Location
- Shared kitchen and toilet facilities
- Automatic passenger lift
- AC, suspended ceilings, carpets, double glazing

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Summary

Available Size	370 to 440 sq ft
Rent	£1,400 - £1,800 per month
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.

The offices are inclusive of cleaning of the common parts / office, building maintenance, service charges, utilities, and buildings insurance.

Location

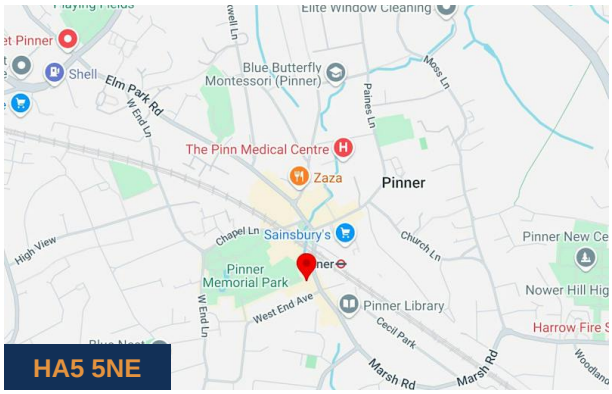
The premises are located on the west side of Marsh Road, Pinner, close to Pinner Underground Station (Met Line) offering easy access to the West End and City. The building is close to Pinner villages' historic High Street providing numerous restaurants and high-class retailers. There is an abundance 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	Rent	Availability
3rd - Suite 3.4	370	34.37	£1,400 /month	Available
2nd - Suite 2.5	440	40.88	£1,800 /month	Available
Total	**810**	**75.25**		

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information

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