david charles
property consultants

TO LET



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

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

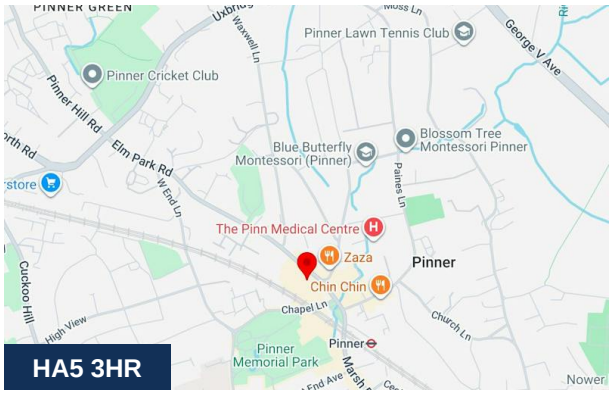
The property is located in the center of Pinner on Bridge Street opposite the junction with Love Lane. Many retailers including Marks & Spencer, Sainsbury's, Lidl and Boots are close by including all major Banks and Building Societies. Pinner Metropolitan Line underground station is within ¼ mile of 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 - Rear Office	980	91.04	£34 /sq ft	Available
3rd - Rear Office	980	91.04	£34 /sq ft	Available
Total	**3,763.07**	**349.59**		

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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