david charles
property consultants

TO LET



Monument House, 215 Marsh Road

Pinner, HA5 5NE

Modern Air Conditioned Office Suite

520 to 1,400 sq ft

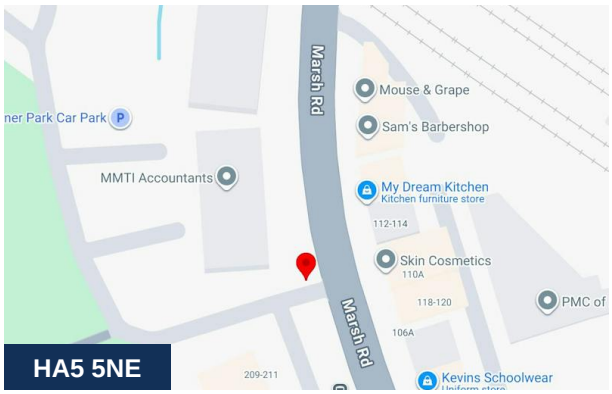
(48.31 to 130.06 sq m)

- Fully fitted and furnished office floor
- Air conditioning
- Shared kitchen facilities
- Suspended ceilings, carpets, double glazing
- 2 parking spaces
- Flexible sublease by arrangement
- Potential to split into suites of 520 sqft and 860 sqft

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Summary

Available Size	520 to 1,400 sq ft
Rent	£19.50 per sq ft payable for the first year only.
Rates Payable	£13.89 per sq ft
Rateable Value	£45,000
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 (s) by arrangement expiring May 2030. Leases will be excluded from the Landlord and Tenant Act 1954.

Accommodation

Name	sq ft	sq m	Rent	Availability
3rd - Suite 3.3A	520	48.31	£10,140 /annum payable for the first year only	Available
3rd - Suite 3.3B	860	79.90	£16,770 /annum payable for the first year only	Available
3rd - Suite 3.3	1,400	130.06	£27,300 /annum payable for the first year only	Available
Total	**2,780**	**258.27**		

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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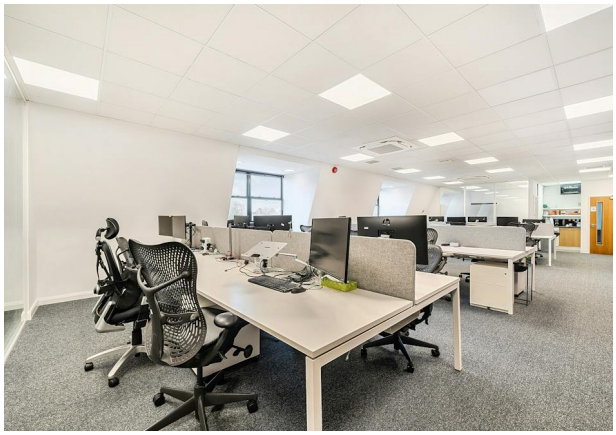
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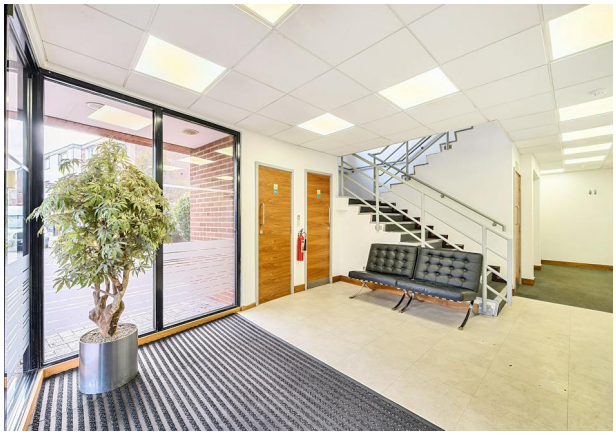













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