COMMERCIAL AGENCY

TELSAR

TO LET

FULLY VACANT PROMINENT OFFICE BUILDING

Munnelly House

84-88 Pinner Road, Harrow, HA1 4HZ

8,117 SQ FT (754.09 SQ M)

- Approx. 0.31 Acres site area
- Well presented open plan office accommodation
- Power & gas
- WC's & kitchen on each floor
- Walking distance to North Harrow & Harrow On The Hill Underground Stations (Metropolitan Line)
- Ample allocated parking to the front & rear
- Air-conditioning with comfort cooling
- Excellent natural lighting
- Close proximity of A40, A406 & M1
- Walking distance to St Ann's Shopping Centre & High Street

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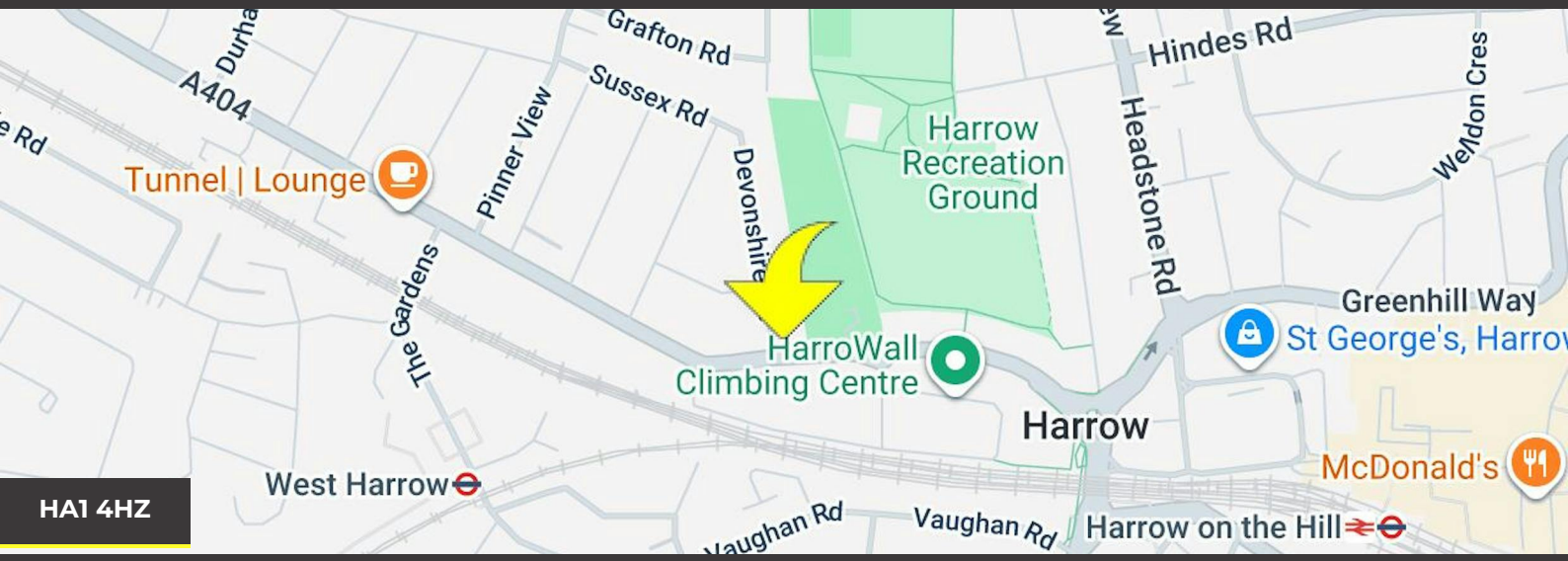
Location

The property is prominently situated on the north side of Pinner Road (A404) just west of Harrow-on-the-Hill town centre, in a well-connected and mixed-use area giving good road access, and benefits from excellent public transport links with bus routes on Pinner Road, West Harrow Underground station about a 5–10-minute walk away, and Harrow-on-the-Hill mainline and tube station within 15–20 minutes on foot. The surrounding area is home to a range of amenities including healthcare facilities, offices, shops, and local services, making it a busy and practical location.



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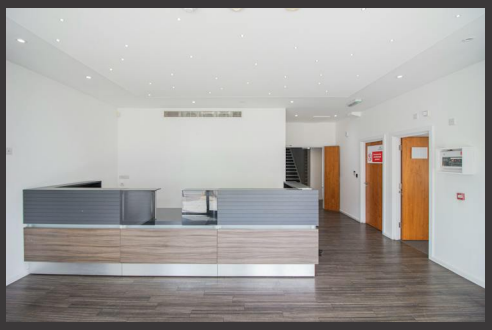

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	4,030	374.40
First Floor	4,087	379.69
TOTAL	**8,117**	**754.09**

All measurements are approximate. Interested parties are advised to carry out their own surveys.

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Summary

Available Size	8,117 sq ft
Tenure	New Lease
Rent	£25 per sq ft
Business Rates	Interested parties are advised to make their own enquiries with the local Council.
Service Charge	Upon enquiry
Legal Fees	Each party to bear their own costs
VAT	VAT will be payable if applicable.
EPC Rating	C (62)

Description
The premises consist of a two-storey office building with brick elevations and ample allocated parking spaces to the front and the rear. The building comprises of ground & first floor well presented clear open plan office space with WC'S and kitchen on each floor. Access to the ground floor is via a double door leading into a reception area, with the offices benefitting from comfort cooling, suspended ceilings with LED lighting.

Travel Distances
A40 - 5.5 miles
A406 - 5.8 miles
M1 - 7 miles
North Acton Underground Station (Central Line) - 0.6 miles
West Harrow Underground Station - 0.5 miles
North Harrow Underground Station - 0.8 miles
Harrow On The Hill Underground Station - 0.5 miles
Central London - 14.5 miles

Source: Google Maps

Tenure
Leasehold - Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II.

Anti-Money Laundering (AML) Requirements
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer
None of the amenities have been tested by Telsar.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

Faz Khan
fk@telsar.com

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