



## Westbury House

23/25 Bridge Street, Pinner, Middlesex, Pinner, HA5 3HR

### Modern air-conditioned office building - To Let

103.55 to 1,140 sq ft  
(9.62 to 105.91 sq m)

- 980 sqft 2nd floor front facing office
- Air conditioning with entry phone system
- Automatic passenger lift
- Located in the center of Pinner, on Bridge Street
- Pinner Metropolitan Line Station is approximately 1/4 mile from property

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## Summary

Available Size	103.55 to 1,140 sq ft
Rent	£650.00 - £3,592.00 per month (Inclusive of service charge)
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 available offices are on the second floor and have the benefit of air conditioning, suspended ceilings, 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.

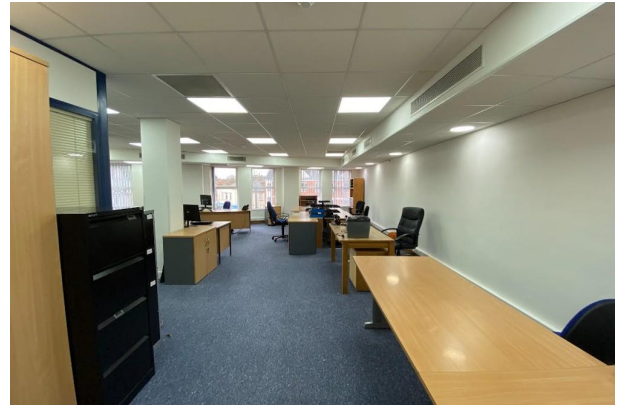
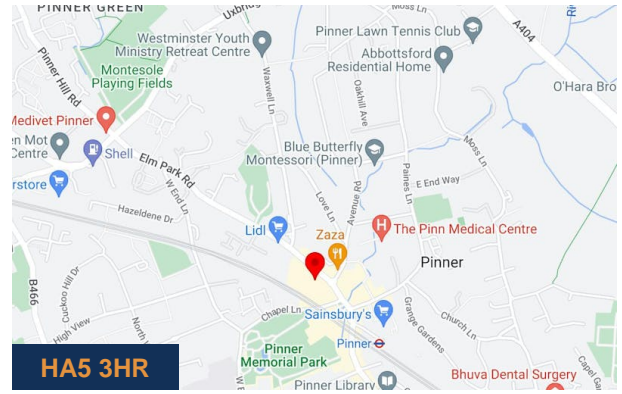
## Location

The property is located in the centre 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
1st - 1.08	103.55	9.62	£650 /month	Available
1st - 1.09	103.55	9.62	£600 /month	Available
1st - 1.10	118.62	11.02	£750 /month	Available
1st - 1.11	166.52	15.47	£1,000 /month	Available
1st - 1.13	114.53	10.64	£650 /month	Available
1st - Front Office	1,140	105.91	£3,952 /month	Available
2nd - Front Office	1,140	105.91	£3,952 /month	Available
2nd - Rear Office	980	91.04	£3,583 /month	Available
3rd - Rear Office	980	91.04	£3,583 /month	Available
<b>Total</b>	<b>4,846.77</b>	<b>450.27</b>		



## Viewing & Further Information



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