



## Monument House

215 Marsh Road, Pinner, Middlesex, Pinner, HA5 5NE

### Modern Air-Conditioned Large Office Suites

**1,300 sq ft**  
(120.77 sq m)

- Central Pinner Location
- Shared kitchen and toilet facilities
- Automatic passenger lift
- AC, suspended ceilings, carpets, double glazing
- Commencing rent £19.00 per sqft for a 5 year commitment.

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## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,300 sq ft                        |
| Rent           | £19 - £25 per sq ft                |
| 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.

## 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

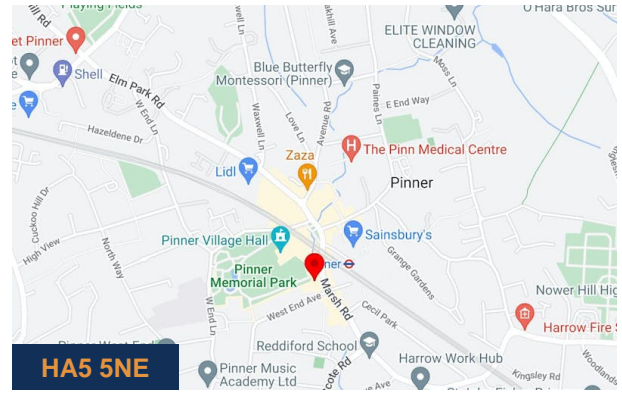
| Name              | sq ft        | sq m          | Availability |
|-------------------|--------------|---------------|--------------|
| 1st - Front suite | 1,300        | 120.77        | Available    |
| <b>Total</b>      | <b>1,300</b> | <b>120.77</b> |              |

## Rent

£19.00 per sqft pax for a minimum commitment of 5 years.

£22.50 per sqft pax for a minimum commitment of 3 years.

£25.00 per sqft pax for a minimum commitment of 1 year.



## Viewing & Further Information



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