



## The Clock House & Riverside House, 87 Paines Lane

Pinner, HA5 3BY

### Two Detached Office Buildings with Parking

**3,394 sq ft**

(315.31 sq m)

- 14 parking spaces
- self-contained secure and gated site
- Fitted kitchen and toilet facilities
- Pinner Metropolitan Underground Station (0.6 miles)
- Fitted offices with heating and cooling

# The Clock House & Riverside House, 87 Paines Lane, Pinner, HA5 3BY

## Summary

<b>Available Size</b>	3,394 sq ft
<b>Rent</b>	£85,000 per annum
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

The Clock House comprises a detached brick built office property on ground (1,068 sqft) and first floors (1,188 sqft). It has the benefit of electric heating and cooling, carpets, double glazing, perimeter trunking, fluorescent lights and is partitioned to form a mix of private offices and open plan rooms. Male and female toilets are available on each floor.

Riverside House is located to the rear of The Clock House and comprises a detached office building totaling 1,138 sqft on ground floor. The building also has the benefit of electric heating and cooling, double glazing, fluorescent lights, perimeter trunking with Cat 5 cabling, window blinds, carpets and toilet facilities.

Externally the buildings are set within a gated landscaped site with 14 parking spaces.

## Location

The premises are located on the east side of Paines Lane, north of its junction with East End Way, and opposite Barrow Point Avenue. It is close to Pinner's historic High Street, with cafes, restaurants and public houses. Pinner town centre has the benefit of the Metropolitan line underground station and numerous bus routes.

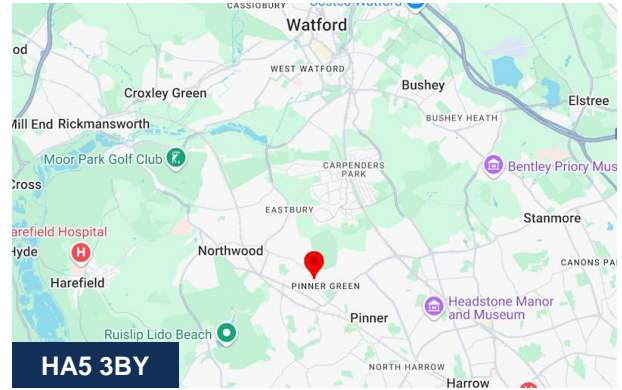
## Accommodation

The accommodation comprises the following areas:

Description	Size	Rates Payable	Availability
The Clock House	2,256 sq ft	£21,157.50 /annum	Available
Riverside House	1,138 sq ft	£12,148.50 /annum	Available

## Terms

The premises are available by way of a new lease for a term by arrangement.



## Viewing & Further Information



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