

VDBM

Chartered Surveyors

01923 845222

T: 01923 845222 E: property@vdbm.co.uk W: www.vdbm.co.uk



**MONUMENT HOUSE, 215 MARSH ROAD, PINNER,
HA5 5NE**

3RD FLOOR OFFICE SUITE TO LET

AIR CONDITIONING

PINNER

RENT £52,253 PAX

£52,253 per annum exclusive

LOCATION

The premises are located on the west side of Marsh Road, Pinner, a 2-minute walk from Pinner Metropolitan Line Underground Station 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 a Marks and Spencer (food store) and Sainsburys supermarket. Immediately to the rear of the building is Chapel Lane car park and Pinner Memorial Park with its café and the Heath Robinson Museum.

DESCRIPTION

The building has a prestigious entrance passenger lift. The third-floor suite comprises bright offices of 1,400 sq ft at the front of the building. The office has the benefit of comfort cooling air conditioning, a glass partitioned meeting room, suspended ceilings, carpets, double glazing, kitchen facilities and 2 on-site parking spaces. The furniture is available by separate arrangements.

TERMS

The premises are available by way of an assignment of an existing lease to expire in 2025. The rent is inclusive of cleaning of the common parts, building maintenance, service charges, utilities and building's insurance and exclusive of

VAT, contents insurance, telephone and internet charges and business rates.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £27,000
Rates payable £13,373 (2021/22)

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (55)

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.