

TO LET**FULLY VACANT PROMINENT OFFICE BUILDING**

Munnelly House

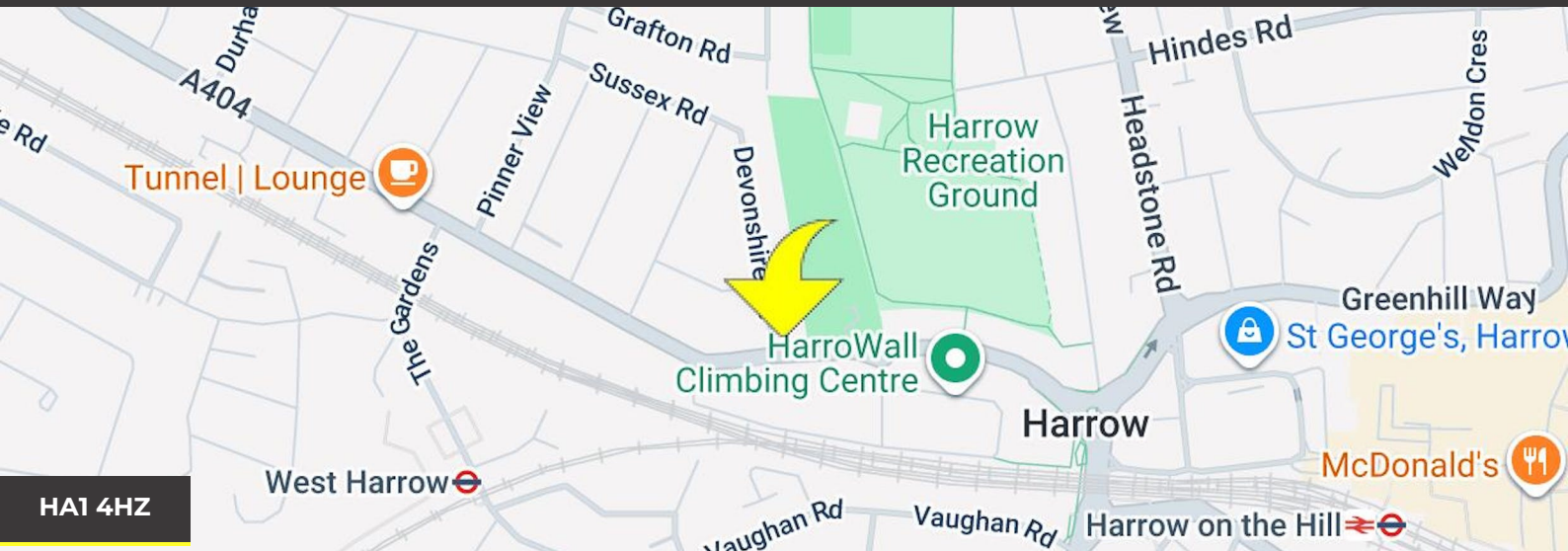
84-88 Pinner Road, Harrow, HA1 4HZ

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

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.



HA1 4HZ



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.



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 - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. 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.



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

Faz Khan
fk@telsar.com

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