

**TO LET****FULLY VACANT PROMINENT OFFICE BUILDING**

## Munnelly House

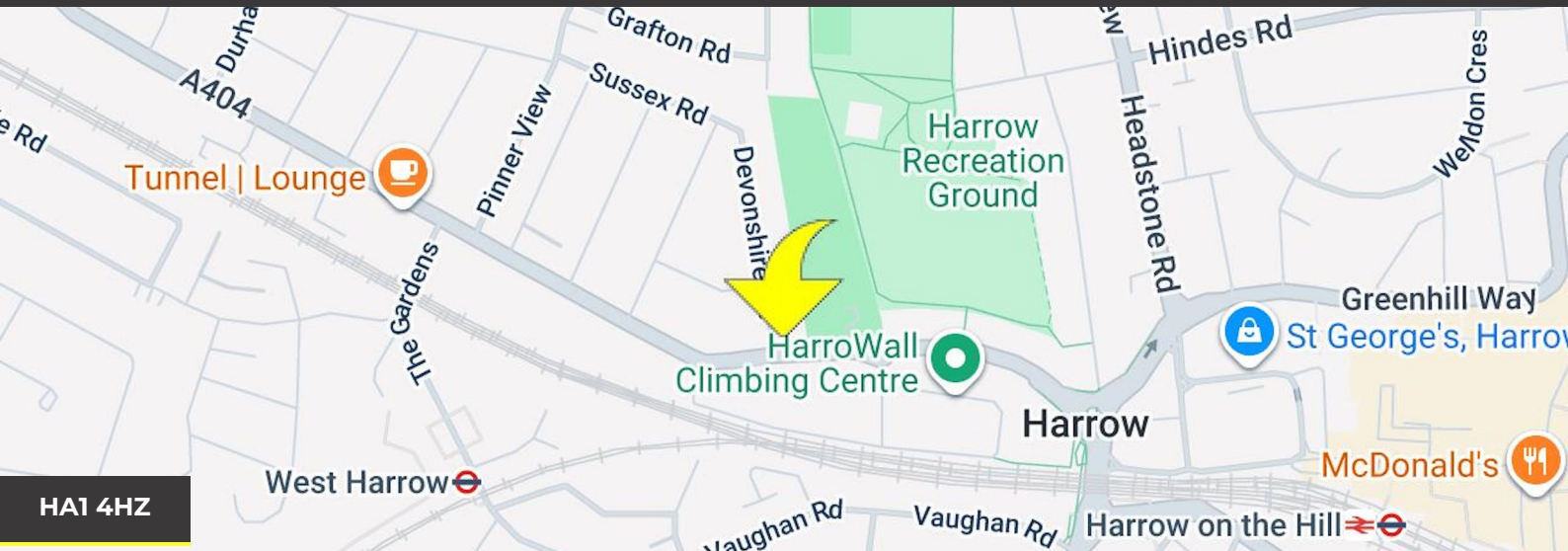
84-88 Pinner Road, Harrow, HA1 4HZ

**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        |
| <b>TOTAL</b> | <b>8,117</b> | <b>754.09</b> |

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 - 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:

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#### Misrepresentation

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