

VDBM

Chartered Surveyors

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TO LET

NEW GROUND FLOOR OFFICES 203 Pinner Road, Northwood HA6 1BX



NEWLY BUILT PREMISES

c. 1,500 - 3,500 sq.ft (380 sq.m) GIA

All on Ground Floor

8 Car Parking Spaces

POTENTIAL TO SPLIT

Rent - £70,000 PAX

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents 'VDBM' and neith er 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.

LOCATION: The property is situated in Northwood on the

busy A404 Pinner Road, at the rear of the development behind the developer's own Headquarters. Located near the "Iron Bridge"

landmark, making it easy to identify.

Northwood is an affluent suburb on the North West edge of Greater London with good access to the M25, M1 and M40 Motorways. The property is situated between Northwood and Northwood Hills Stations on the Metropolitan Line, with fast and frequent

service to Baker Street and the City.

DESCRIPTION: Prestigious new building. Approx. 3,500

square feet in two distinct areas with entrance doors to the front of the building. Full height windows are used extensively, making the space very bright. Potential to split. New building just completed. Provided with all

services connected, air conditioning etc.

PLANNING: The premises can be used for B1 Business

use (ie: General Offices)

SIZE: Approx 1,500 - 3,500 sq ft (325 sq.m).

RATES: To be assessed.

RENT: £70,000 PAX

LEASE: The property is available on a new full

repairing and insuring lease for a term to be

agreed.

VIEWING: Access strictly by appointment with **VDBM** –

01923 845222.

(JOINT SOLE AGENT: David Wilson Commercial – 0208 423 5933)