

VDBM

Chartered Surveyors

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221 MARSH ROAD PINNER, HA5 5NE



- **NEW COMMERCIAL UNIT**
- **EXCELLENT LOCATION**
- **2,200 SQ.FT**
- **A1 OR A2 USE**
- **UNDER CONSTRUCTION**
- **GUIDE PRICE £1M**

LOCATION

The property is situated in an excellent, very visible position almost directly opposite the entrance to Pinner Metropolitan Line Station and Sainsbury's Superstore car park. Multiples in Pinner include Carluccio's, Pizza Express, Prezzo and Starbucks, Boots Chemist and Opticians. Please see over for location plan.

DESCRIPTION

Now under construction as part of a development of flats, the available space occupies the ground floor, with extensive window frontage to the busy main road access to Pinner. A1 or A2 uses are permitted (landlord will not permit A3 or A4). The premises will be handed over in shell & core condition.

ACCOMMODATION

Ground floor space, **2,200sq ft**
open plan

TERMS

Available with a new 999 year lease.

BUSINESS RATES

Not yet assessed.

LEGAL COSTS

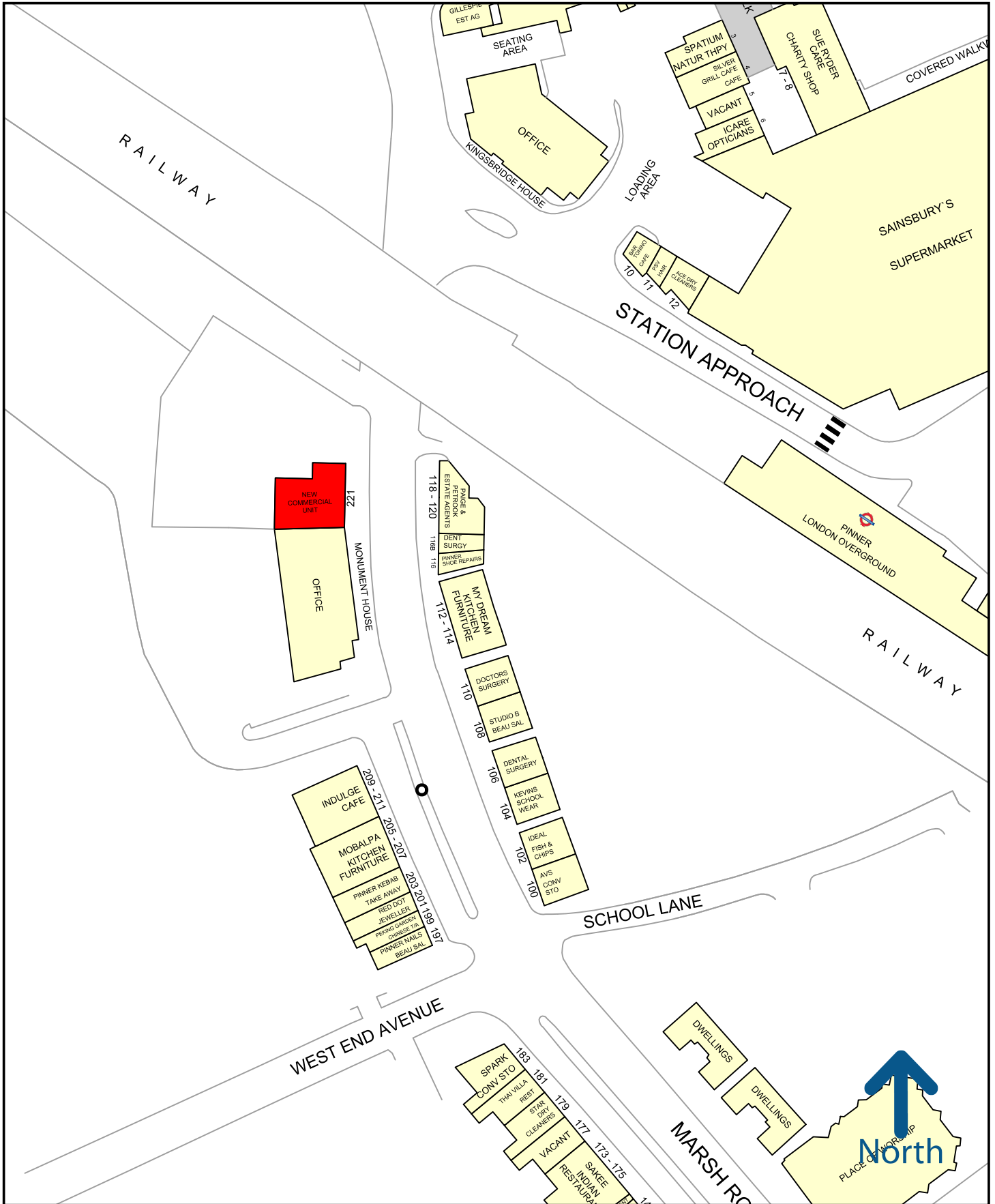
The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

To be assessed.

VIEWING

Further information through VDBM on 01923 845222 or Joint Sole Agents David Charles Property Consultants on 020 8866 0001



50 metres

Experian Goad Plan Created: 25/09/2018
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