

# TO LET - OFFICE



## The Twenty One Building, 21 Pinner Road, Harrow HA1 4ES

1,777 - 2,008 Sq Ft (165.08 - 186.54 Sq M)

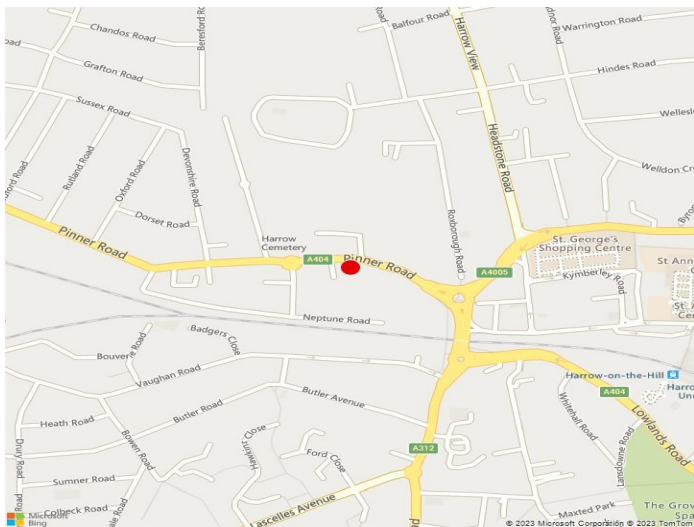
£30,000 - £63,900 per annum exclusive

### TOWN CENTRE OFFICES

- FOUR ALLOCATED PARKING SPACES
- NEW FLEXIBLE LEASE
- AVAILABLE IMMEDIATELY
- LOCATED CLOSE TO SHOPPING CENTRES

## Location

The property is within walking distance to Harrow on the Hill Station and Bus Station. Harrow's two shopping centres are within a few minutes' walk. Morrisons Superstore is adjacent to the building.



## Description

Part first floor rear and part second floor front office suites with modern ceiling and lighting. Gas fired central heating via radiators. Automatic passenger lift.



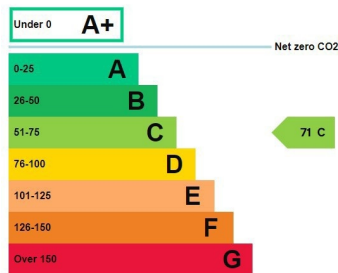
## Accommodation

Accommodation	sq ft	sq m	Rent
Part First Floor	1,777	165.08	£30,000
Part Second Floor	2,008	186.54	£33,900
Total Area	2,008	186.54	£63,900

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (71).

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Rent

£30,000 - £63,900 per annum exclusive

## Terms

The premises are available on a new Full Repairing and Insuring leases for a term to be agreed.

## Service Charge

£900 per calendar month payable by the incoming tenant.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

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

### Part First Floor Rear

Rateable Value: £26,250  
Rates Payable : £13,009 (2024/2025)

### Part Second Floor Rear

Rateable Value: £24,250  
Rates Payable : £12,100 (2024/2025)

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

## Viewings

Strictly by appointment through VDBM.  
toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

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 any part of any offer or contract.