



Westbury House

23-25 Bridge Street



Westbury House - Pinner

Available space to let from

600sq.ft - 4,000 sq.ft

Contact: Melody/Deven

020 8515 2750

Facilities Options



Retail Unit



Furnished Office Suites



Fully Managed

Space to work & Connect

Westbury House is a modern brick build office building on ground and three upper floors. There are available retail and offices available, all have the benefit of air conditioning, suspended ceilings, kitchen facilities, carpets, toilets and an automatic passenger lift.

Pinner offers wonderful green spaces and Pinner Memorial Park is within a minute's walk from the offices at Pinner.

Located in the centre of Pinner on Bridge Street opposite the junction with Love Lane. Many retailers including Marks & Spencer, Sainsbury's, Lidl and Boots are walking distance, along with a wide choice of eateries and coffee shops. These include Cafe Nero, Costa Coffee, Indulge, Chin Chin, ZaZa. Social Dough Pizza.

Pinner Metropolitan Line underground station is within $\frac{1}{4}$ mile of the building. Providing excellent travel into Central London and Heathrow Airport.

AMENITIES

- Large Open Plan Office Suites
- Automatic Passenger Lift
- Air Conditioning / Heating
- Car Parking
- Double Glazing
- Raised Floor
- Entry Phone System
- Kitchen Facilities





Westbury
House
23-25 Bridge Street

Options at Westbury House

23 Bridge Street - Retail Shop



Area: 823.97 sq.ft

Guide Price From: £4,000 per month
(Excluding VAT)

Available From
July 2023

Ground Floor Rear Offices

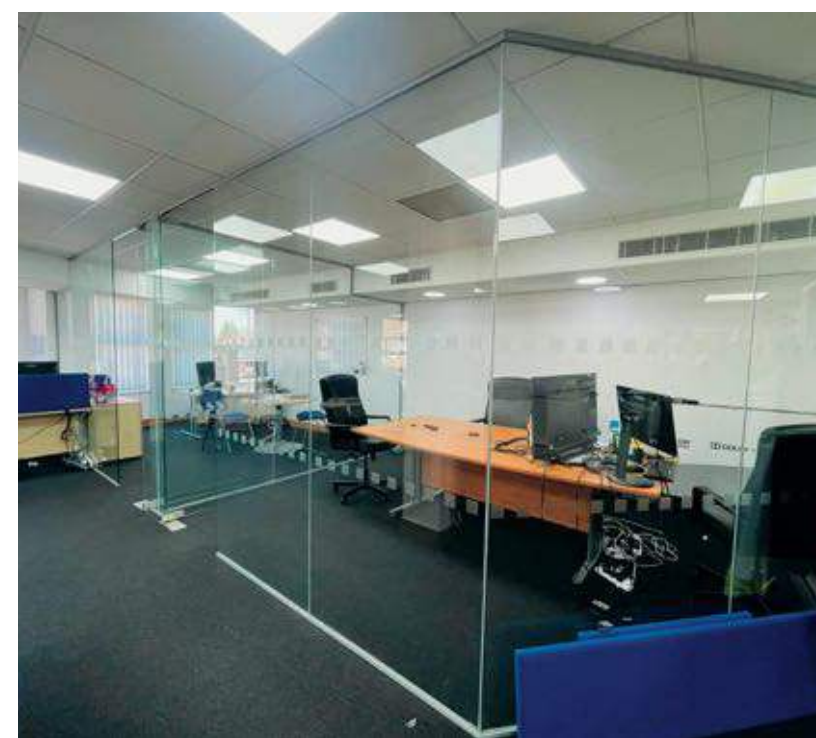


Area: 600 sq.ft

Guide Price From: £165 per desk
(per month, excluding VAT, assuming 12
desks)

Available From
July 2023

1st Floor Front and Rear Offices



Total Area: circa 2000 sq.ft

Guide Price for entire Floor from: £300 per
desk (per month, excluding vat, assuming
25 desks on the whole floor)

Available From
July 2023

2nd Floor Front and Rear Offices



Total Area: circa 2000 sq.ft

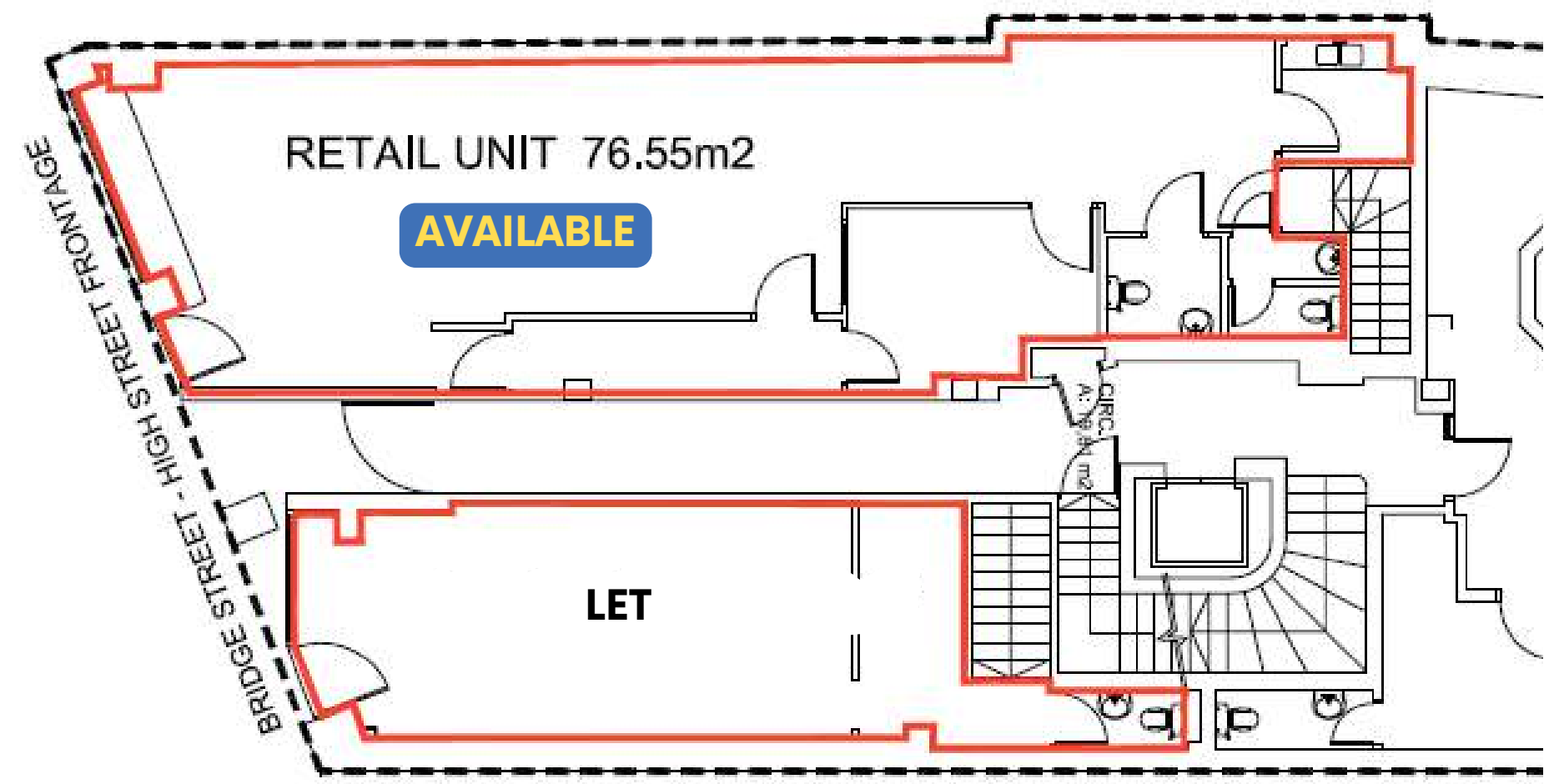
Guide Price for entire Floor from: £300 per
desk (per month, excluding vat, assuming
25 desks on the whole floor)

Available From
May/June 2023

Ground Floor Retail Unit

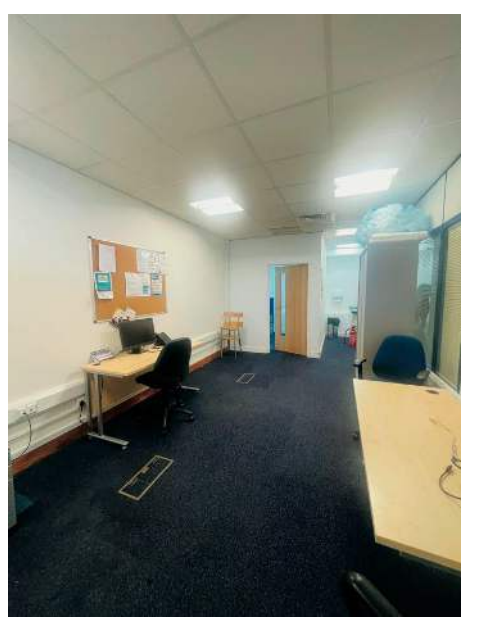
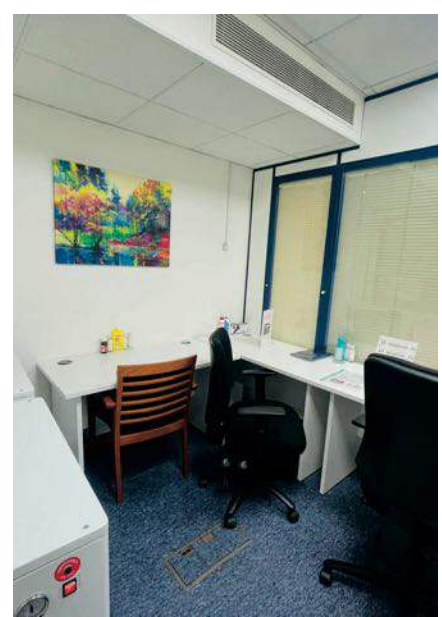
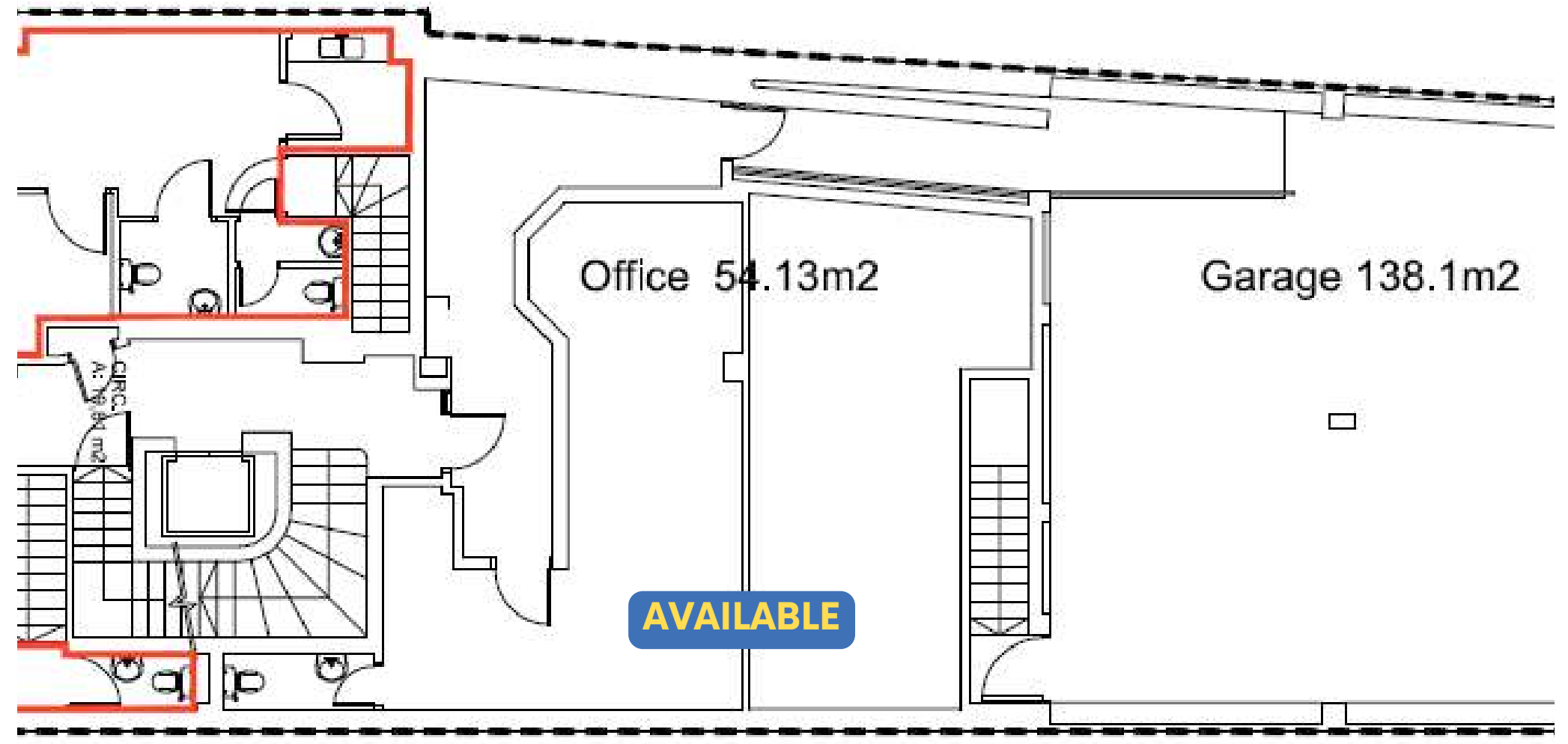
23 Westbury House - 823.97 sq.ft

Ideal for
Small Medical / Dental Practice
Hair & Beauty Service Providers
Coffee Shop / Specialist F&B
Personal Training Suite / Wellness

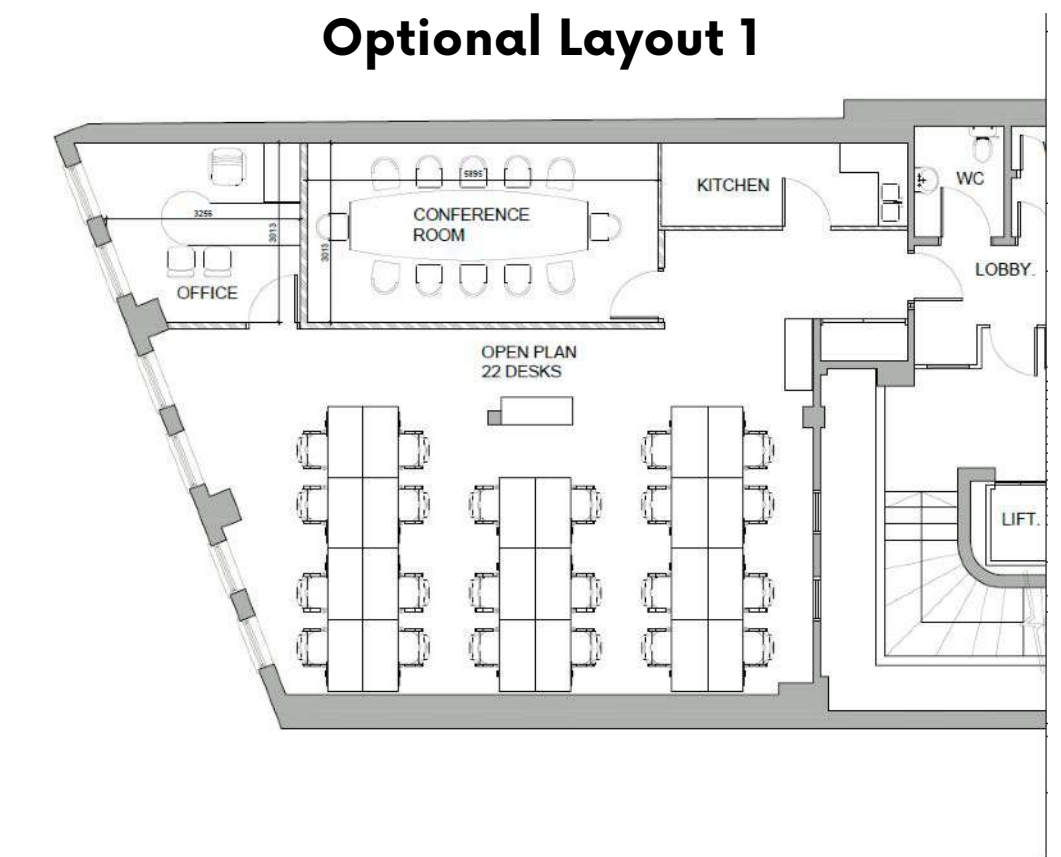
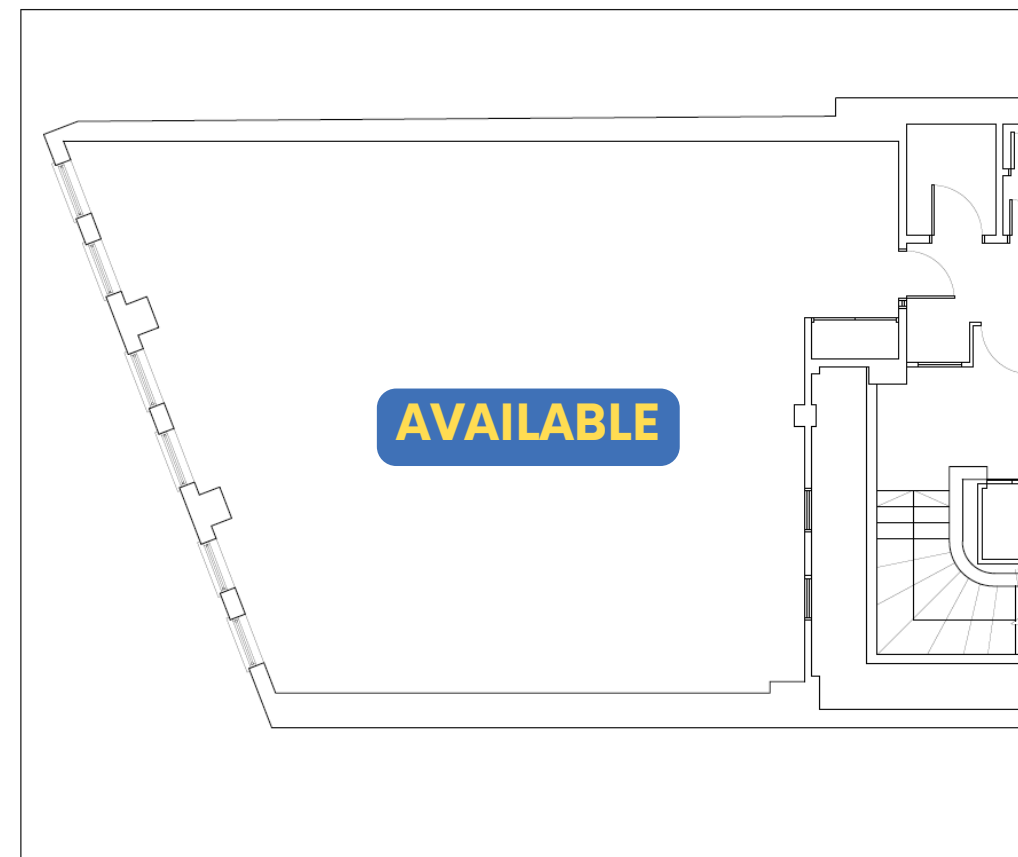


Ground Floor Rear Office A&B

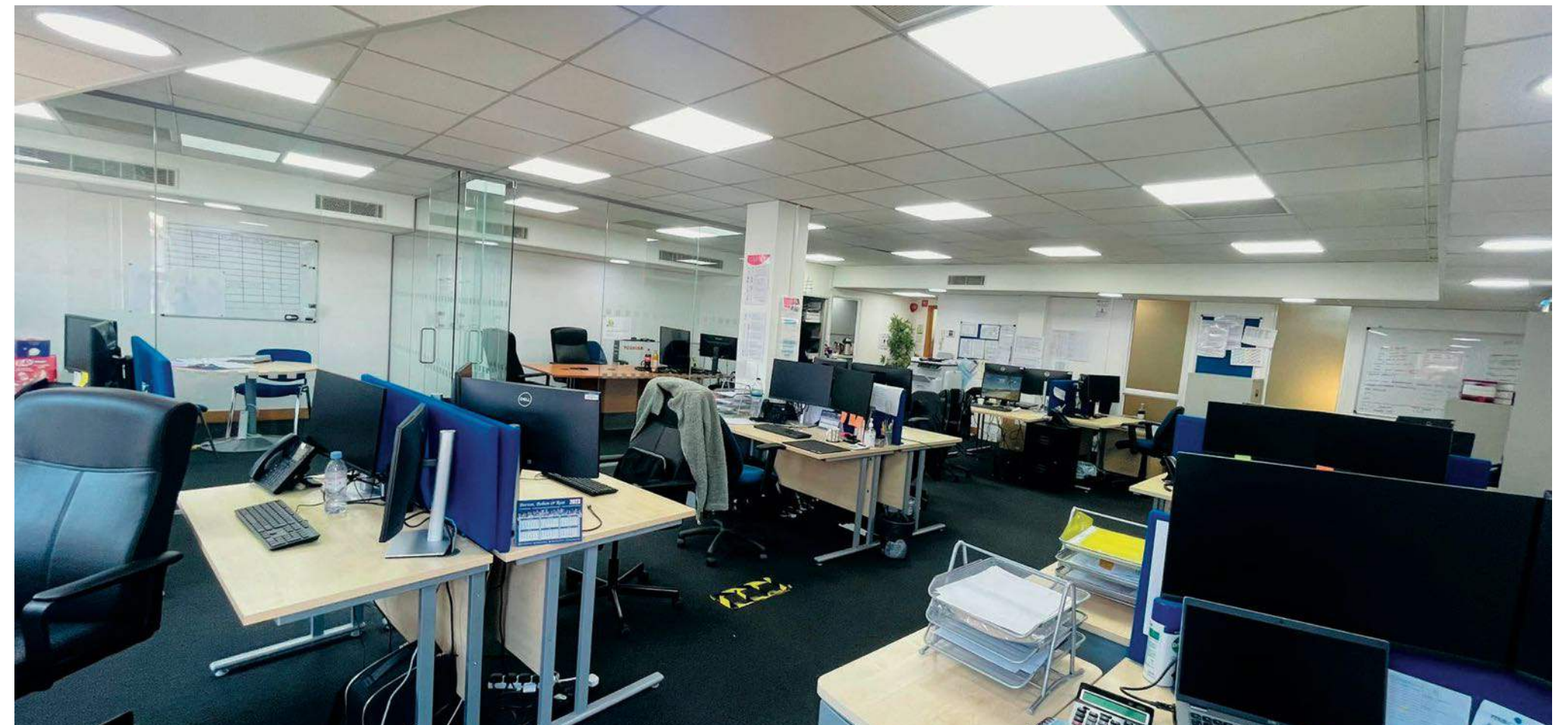
600 sq.ft



1st Floor Front

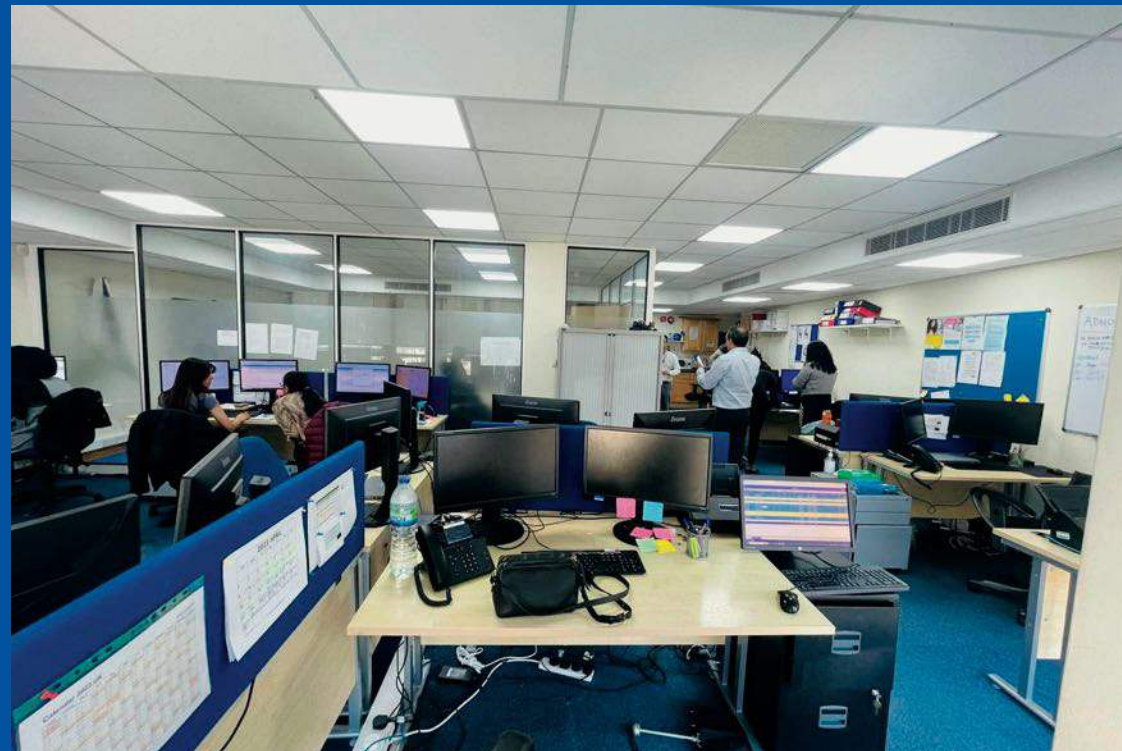


Total Area - 1000 sq.ft

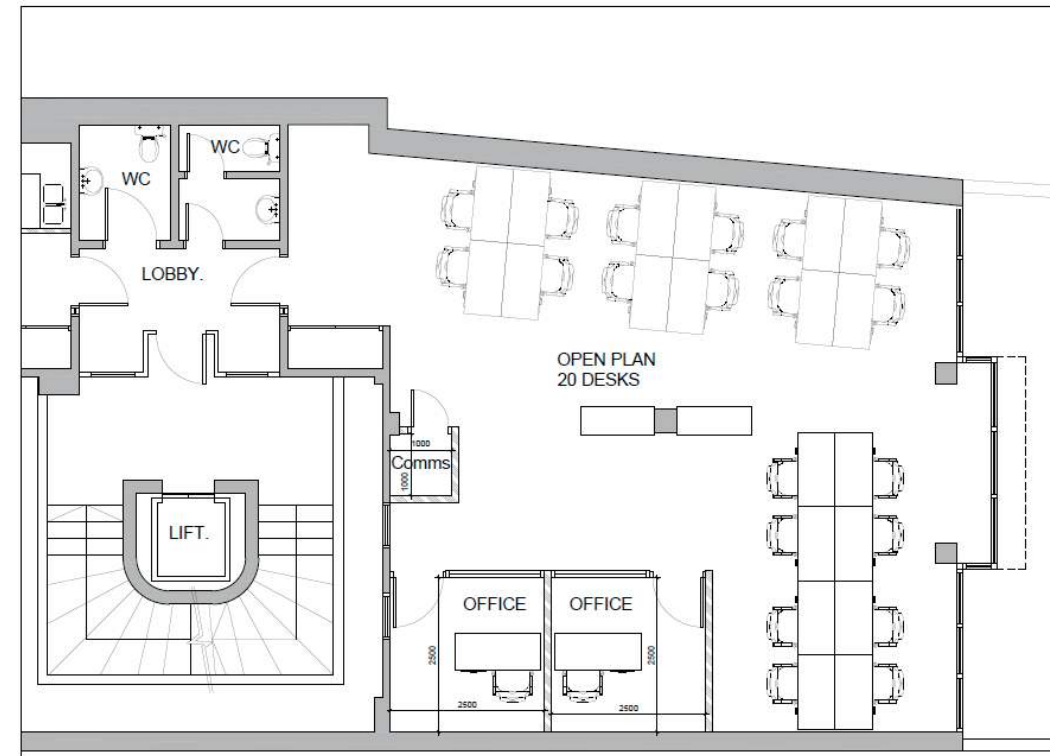


1st Floor Rear

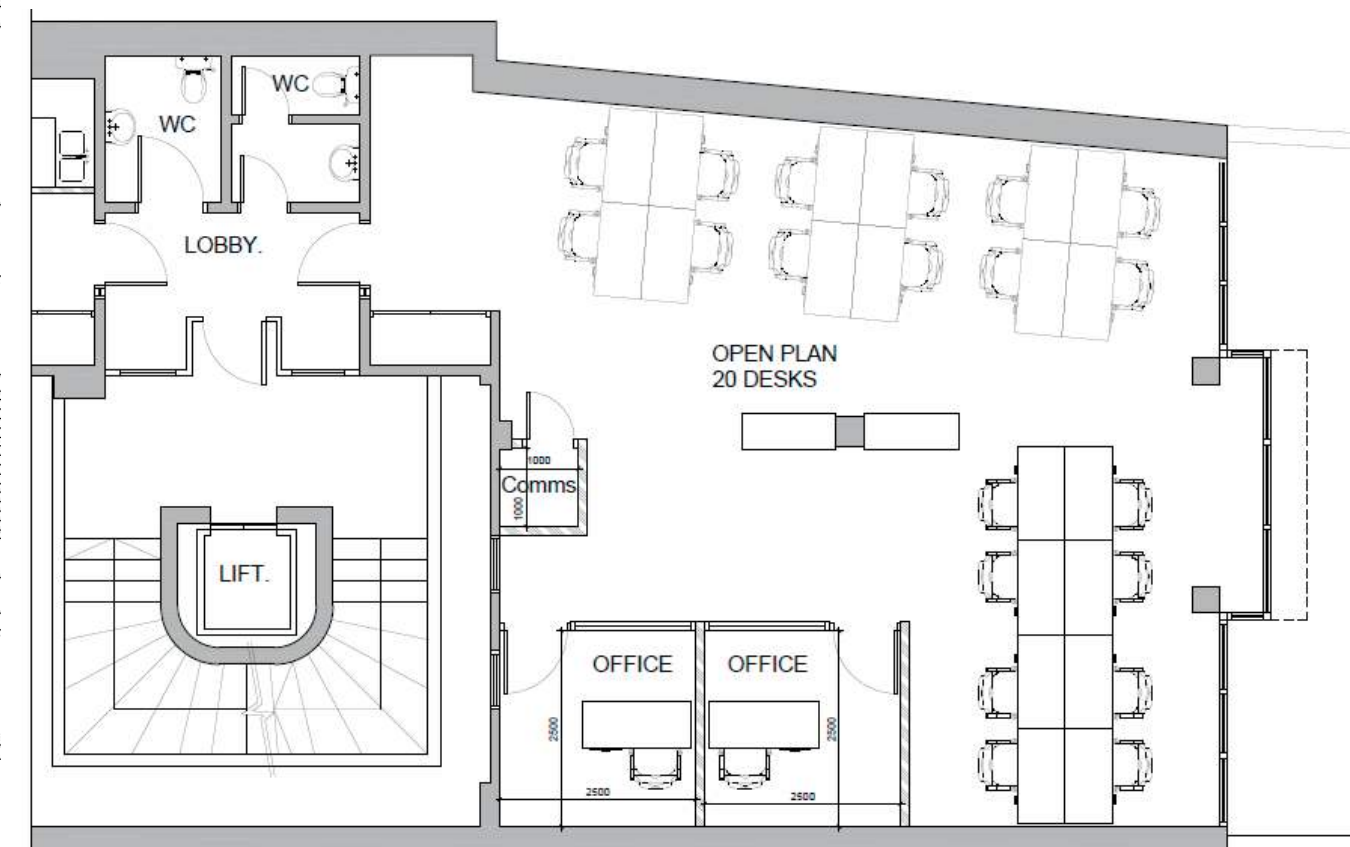
Total Area - 1000 sq.ft



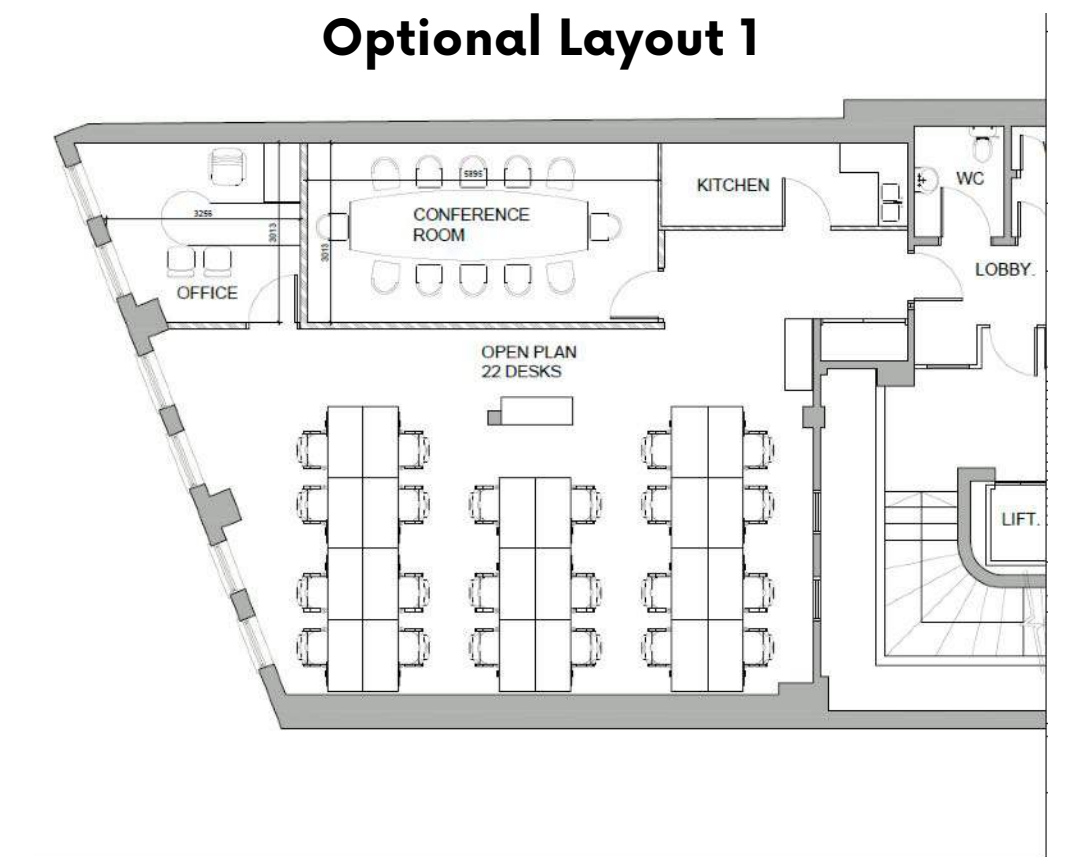
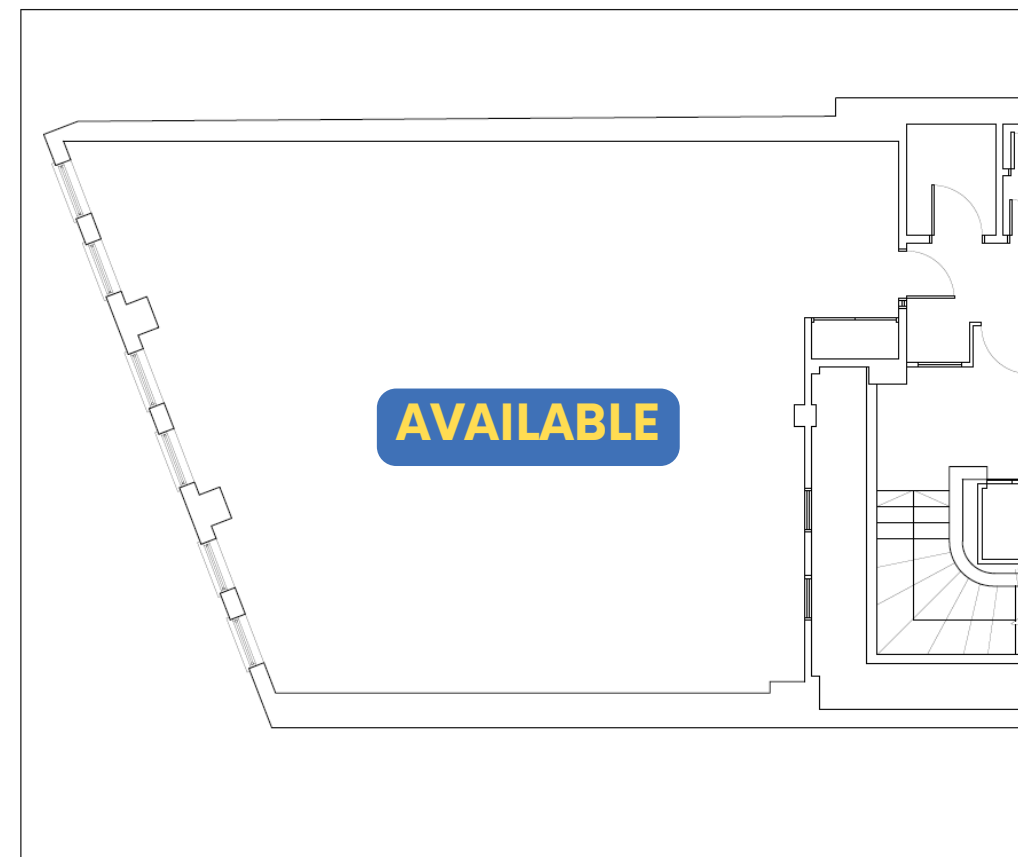
Optional Layout 1



Optional Layout 2



2nd Floor Front



Total Area - 1000 sq.ft

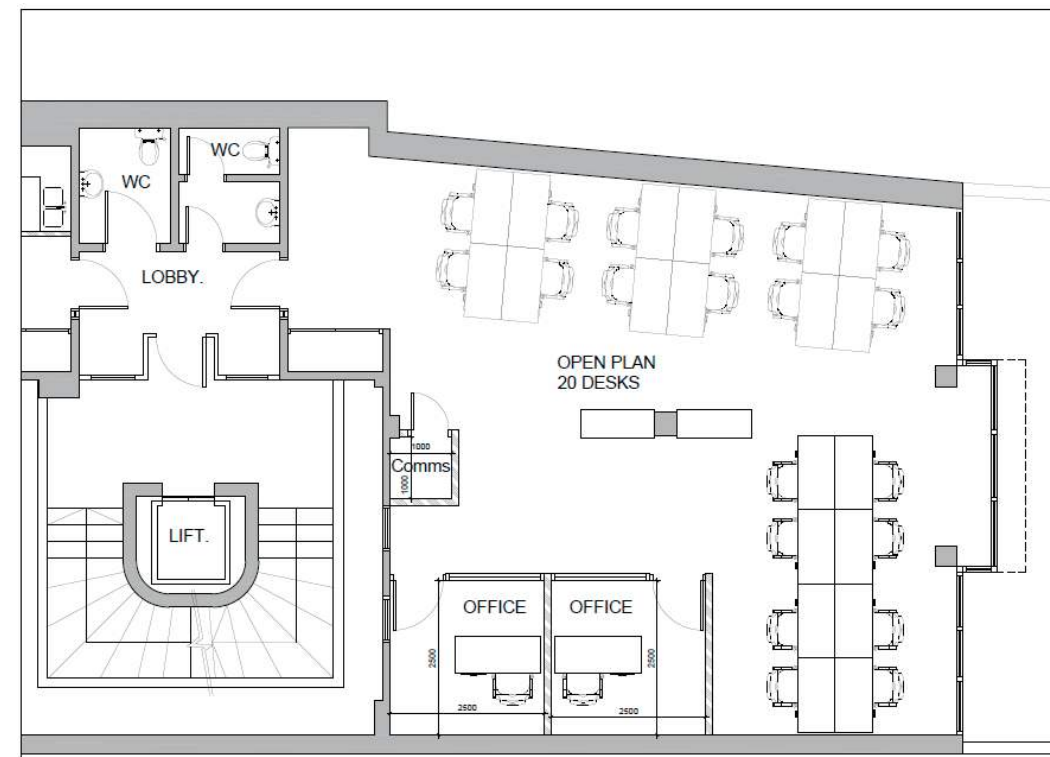


2nd Floor Rear

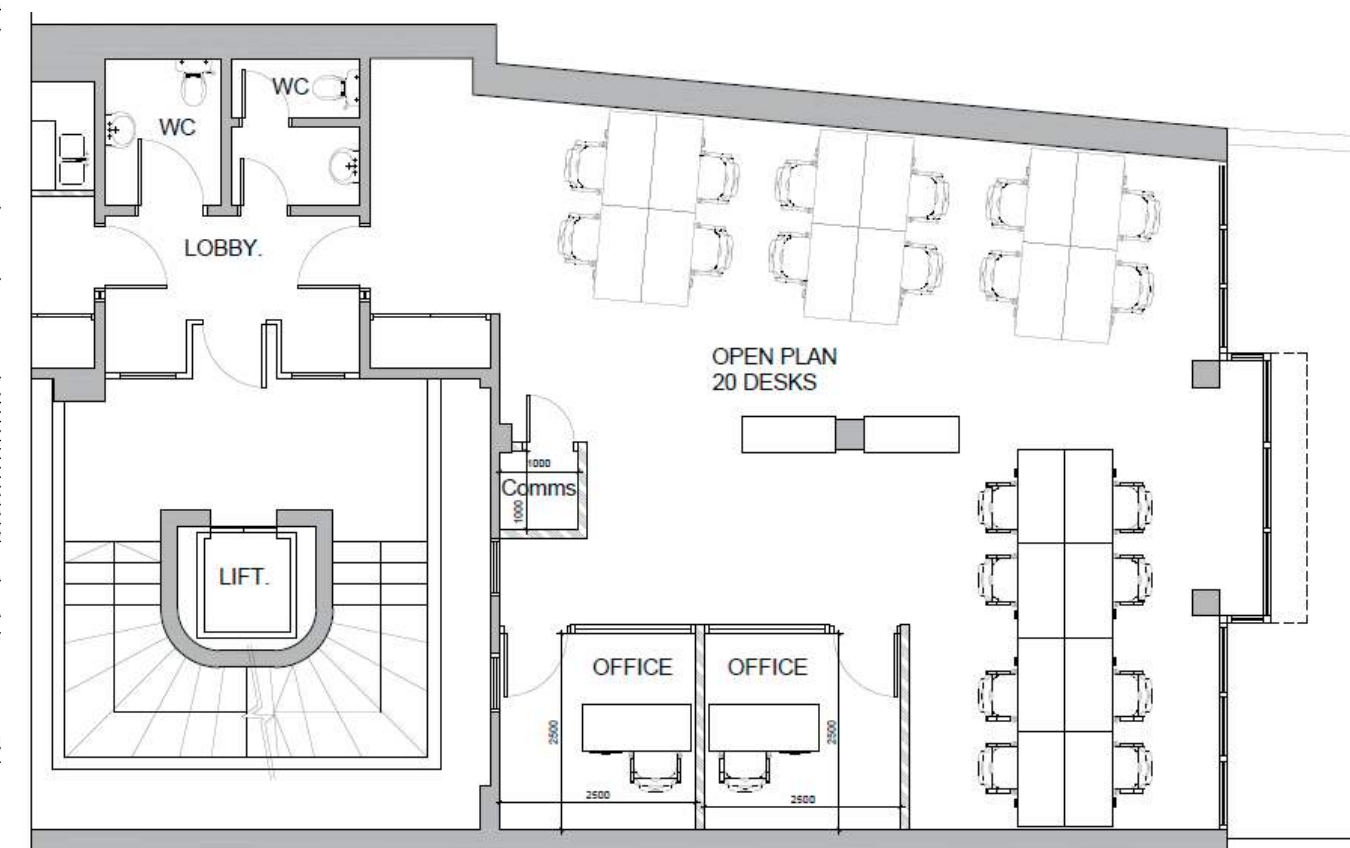
Total Area - 1000 sq.ft



Optional Layout 1



Optional Layout 2



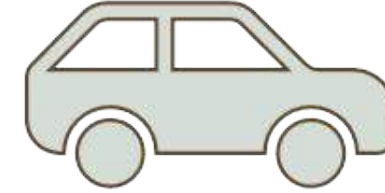
OUR SERVICES



24/7 ACCESS



FURNISHED
OFFICES



ONSITE
PARKING



KITCHEN
FACILITIES



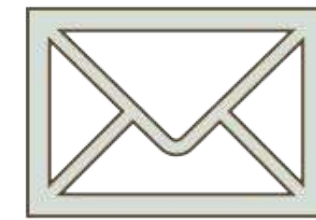
CLIENT
NETWORKING
EVENTS



UTILITIES &
CLEANING
COSTS
INCLUDED



DEDICATED &
SECURE
SUPERFAST
FIBRE
BROADBAND



SECURE
MAILBOXES

*SOME SERVICES ARE CHARGEABLE. FOR FURTHER DETAILS PLEASE REQUEST A PRICE LIST OF SERVICES. BUSINESS RATES ARE NOT INCLUDED

PINNER CONNECTIVITY & LOCAL FACILITIES



Connectivity

By Train:

- ❖ Harrow-on-the-Hill – 5 minutes
- ❖ Baker Street – 28 Minutes
- ❖ Kings Cross – 38 Minutes
- ❖ Canary Wharf – 49 Minutes
- ❖ London Heathrow – 55 Minutes

By Car:

- ❖ Heathrow - 25 Minutes
- ❖ Central London – 1 hour
- ❖ Oxford – 1 hour
- ❖ Birmingham – 2 hours



Restaurants & Cafes

- ❖ Starbucks
- ❖ Café Nero
- ❖ Zaza Italian
- ❖ Chin Chin
- ❖ Matsya
- ❖ Yaprak Kitchen



Banks and Supermarkets

- ❖ Nationwide
- ❖ Barclays Local
- ❖ Royal Mail Post Office/WH Smiths
- ❖ Marks & Spencer – Simply Food
- ❖ Sainsbury's
- ❖ Tesco
- ❖ Lidl



Green Spaces

- ❖ Pinner Memorial Park – 200 Metres
- ❖ Roxbourne Park – 10-minute Walk
- ❖ Eastcote House Gardens



Westbury
House
23-25 Bridge Street



Bradcode
Limited
Commercial Property Management

Westbury House is managed by Bradcode Limited



ATUL SANGANI
Group Director



DEVEN SANGANI
Head of Real Estate



MELODY IBERHYSAJ
Group Centre Manager



JAYA PINDORIA
Senior Facilities and
Services Coordinator



SHELINI RAJA
Client Relationship &
Events Manager

CONTACT DETAILS

To Arrange a viewing please call or email on details below:

Westbury House

23-25 Bridge Street

Pinner, Middlesex

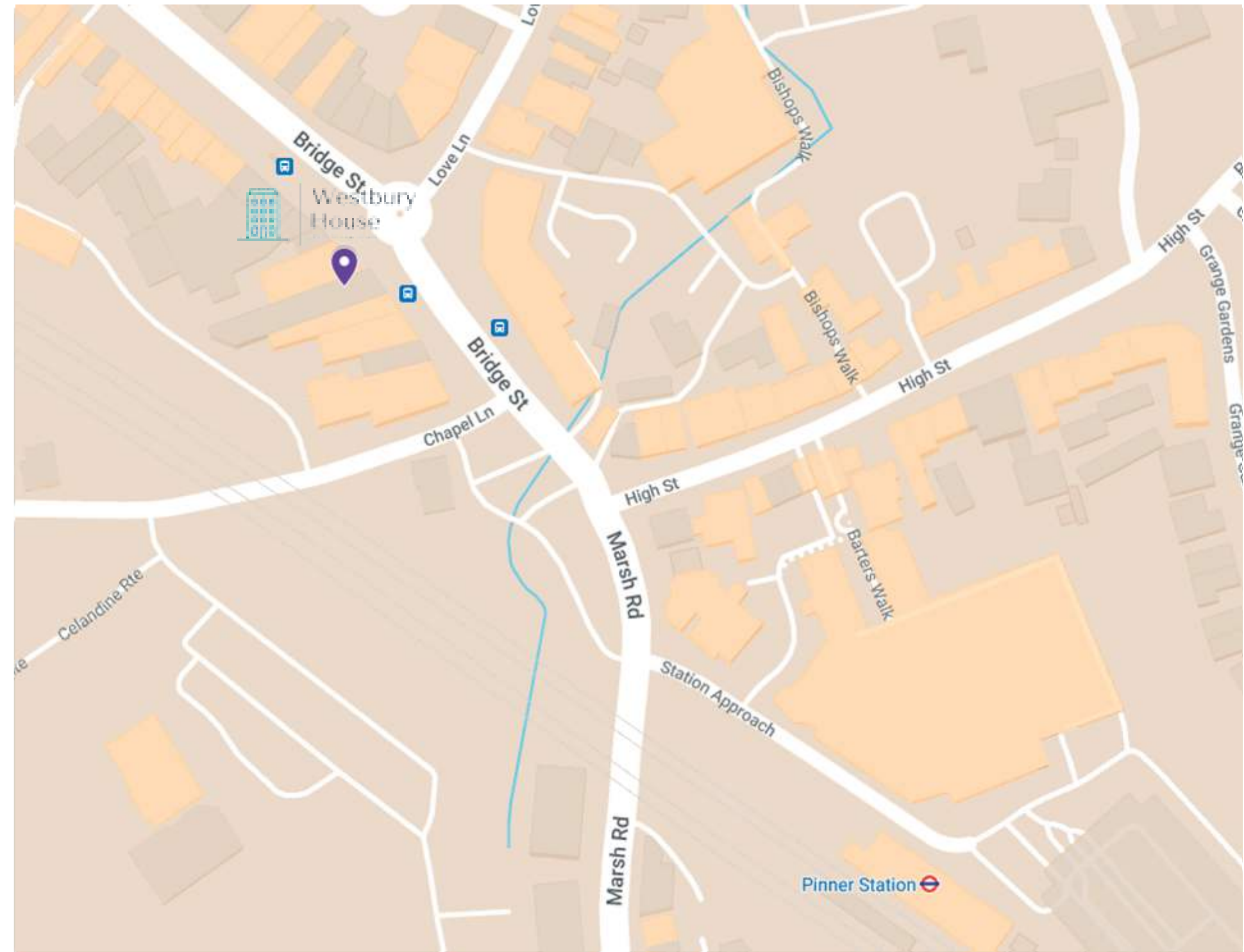
HA5 3HR



020 8515 2750



info@harrowbc.com



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