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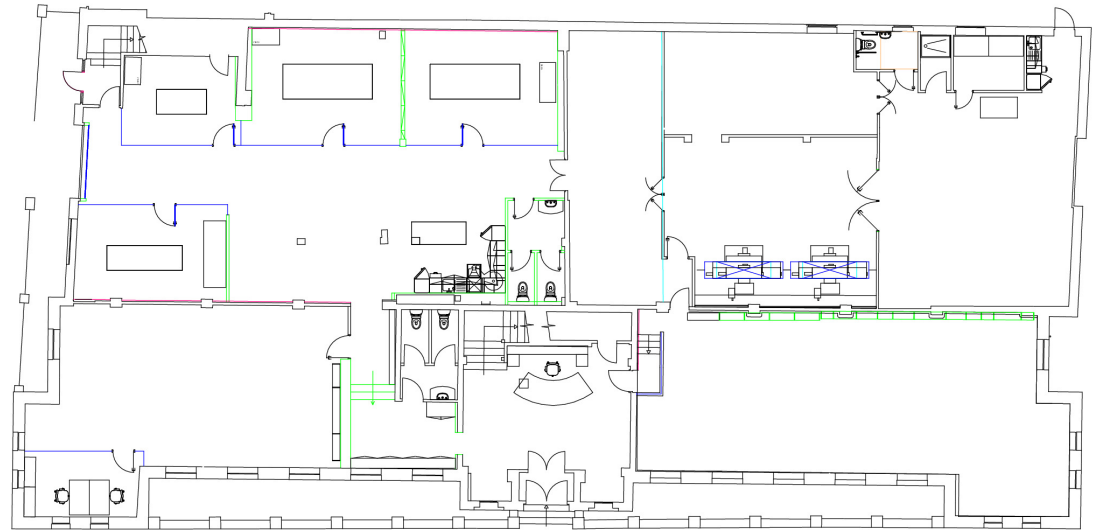
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**THE FACTORY, 265 MERTON ROAD, WANDSWORTH, SW18 5JS**  
**1,208 TO 2,431 SQ FT (112.23 TO 225.85 SQ M)**

## KEY POINTS

- Perfect for creative occupiers
- Excellent Natural Light
- High Ceilings
- Kitchen Facilities
- Excellent Transport Links
- Heritage Building
- Wooden Floors
- Air conditioning
- Meeting Rooms & Breakout Space

## Ground Floor



## LOCATION

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The building benefits from excellent transport links via Earlsfield station and just 0.4 miles from Southfields Underground Station (District Line), providing swift access to Central London. The A3 is less than a mile away, linking to the M25 and wider motorway network. The surrounding area is a mix of residential and commercial premises, with nearby amenities including shops, cafes, and public transport links. The site benefits from prominent road frontage, making it ideal for businesses seeking visibility and accessibility.

## DESCRIPTION

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The Factory at 265 Merton Road offers distinctive creative workspace in a landmark South West London building, ideal for design-led occupiers seeking character and connectivity. Originally the George Mason & Co factory, built in 1928 for the production of OK Sauce, designed in an Art Deco style by architect Percy Sharp. Now repurposed as high-spec commercial space, it combines heritage architecture with modern functionality.





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### **AVAILABILITY**

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Ground - Ground floor unit	1,224	113.71	Available
1st - 1st floor unit	958	89	Available
<b>Total</b>	<b>2,182</b>	<b>202.71</b>	



## RENT

£35 per sq ft (£42,280 – £85,085 per Annum)

## BUSINESS RATES

Rates Payable £7.40 per sq ft Tenant to confirm with the local authority

## SERVICE CHARGE

£5 per sq ft

## EPC

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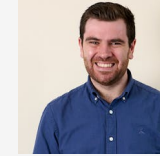
## VAT

Applicable

## ADDITIONAL INFORMATION

[VIEW WEBSITE](#)

## CONTACT



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