

# Refurbished Serviced Offices TO LET

Peel House  
32-44 London Road  
Morden  
SM4 5BX

Various Suites  
Available On  
Flexible Terms



andrew scott  
robertson  
commercial



PROFESSIONAL PROPERTY PEOPLE





## VIEWINGS

Strictly by appointment via Sole Letting Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

## LOCATION

The property is located in a good town centre position close to Morden Underground station (Northern Line) and Morden bus station. Merton Civic Centre is nearby along with a good mix of independent and national retailers. Located on the A24 there is easy access to the M25 (approx. 10 miles to the south Junction 9).

## DESCRIPTION

Peel House comprises refurbished, high quality, serviced office accommodation. All offices are furnished and dedicated internet is provided along with daily cleaning. The building also benefits from a manned reception desk and on-site showers.

## TENURE

Flexible licences available on a monthly basis.

## AMENITIES

- Refurbished
- On-site parking available
- Air conditioning
- Gas Fired Central Heating
- Lift
- Manned reception
- On-site showers

## RATES

Business rates are excluded from the licence fee.

Interested parties should make their own enquiries with Merton Council. Small Business Rates relief may apply.

## PLANNING

B1 offices.

## ACCOMMODATION

See attached schedule for current availability.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VAT

VAT is charged in addition to the licence fees.

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# Licence Fee: see attached schedule

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

## AVAILABILITY SCHEDULE AS AT MARCH 2026

Suite	Floor	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
PHM-212a	2nd	63	1	£250	Now	Includes shared Internet
PHM-209b	2 <sup>nd</sup>	82	1	£250	Now	Includes shared Internet
PH-309	3rd	200	4	£600	Now	Includes shared Internet

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