

DISCOUNTED  
LAUNCH PRICING

NEWLY REFURBISHED

# The Grange

Flex Workspace Available

📍 1 Central Road, Morden, Surrey SM4 5PQ

Flexible workspace and offices arranged across a stunning, Grade II listed building and an interconnected, 3 storey office building, both of which have been recently renovated. Prominently located on a main junction opposite the idyllic Morden Hall Park, The Grange is a short walk to Morden Underground Station with easy access into Central London.

[unitmanagement.co.uk](https://unitmanagement.co.uk)

UM

# Flexible, modern workspace located in the heart of Morden

Offices available from £400pcm

To continue supporting the growth of small and medium sized businesses across SW London and Surrey, Unit Management is pleased to launch a range of new workspace suites at its newly renovated business centre, The Grange.

With modern offices ranging from 100 to 400 sq.ft, The Grange provides business owners with a serene yet functional work environment set in the leafy, well-connected London suburb of Morden.

Our pricing offers incredible value on flexible terms within this stunning, Grade II listed building and interconnected three-storey office building, featuring premium common areas for your staff and clients.

For over 50 years, UML has prided itself on delivering value workspace on flexible terms and our improved offering at The Grange further increases our supply of affordable modern office space in SW London and Surrey.



# A tranquil, high-spec office environment, on the doorstep of Wimbledon

Situated opposite the picturesque Morden Hall Park, The Grange offers a strategic location for businesses looking to benefit from modern workspace facilities and exceptional transport links. With ample onsite parking and Morden Underground Station a short walk away, The Grange is a convenient commute for those seeking quick access to and from Central London, Surrey and the M25.

Located just a mile south of neighbouring Wimbledon, businesses from across the London Borough of Merton and beyond can enjoy unrivalled value for money at The Grange.

Take advantage of well-equipped breakout rooms, outdoor garden area, stylish business lounges and spacious meeting and boardrooms, ideal for collaborative work sessions and important meetings. Our modern facility provides a comfortable and practical environment, conducive to productivity, innovation, development and ultimately, growth.



FULLY REFURBISHED GRADE II LISTED BUILDING



NATIONAL TRUST'S MORDEN HALL PARK

# Convenient access into Central London

Sit at the heart of Morden and just minutes south of Wimbledon, The Grange is well supported by both London Underground and Thames Link Railway services. Clapham Junction is a short 30 minutes drive by car, train or bus whilst the M25 motorway, junctions 8,9 and 10, can be reached within 30 minutes or less via the A217, A24, and A3, respectively.

## CAR

- 0 Minute Drive ➔ A297 St Helier Avenue (0.0mi)
- 10 Minute Drive ➔ A3 Central Road (3.0mi)
- 30 Minute Drive ➔ M25 Motorway Junction 9 (17.0mi)

## TRAIN / TRAM

- 10 Minute Walk ➔ Morden Underground – Northern Line (0.5mi)
- 20 Minute Walk ➔ Morden South Railway Station (1.0mi)
- 13 Minute Walk ➔ Phipps Bridge Tram Station (1.0mi)

## BUS

- 2 Minute Walk ➔ Morden Hall Road (0.1mi)
- 3 Minutes ➔ Connaught Gardens (0.2mi)
- 3 Minutes ➔ The Willows (0.2mi)

## AIRPORTS












- 40 Minute Drive ➔ London Gatwick Airport (22.6mi)
- 45 Minute Drive ➔ London Heathrow Airport (27.8mi)
- 60 Minute Drive ➔ London City Airport (20.0mi)



# True value for money from outstanding flex workspace

Unit Management is committed to providing sensibly priced flex workspace that offers businesses true value for money. With flexible terms that allow your business to grow, without the pressure of inflated overheads and long-term contracts, The Grange offers everything you can expect and more from a thriving business centre.

## Key features of The Grange include:

-  Business Lounge
-  Meeting Rooms
-  Large Boardroom
-  Onsite Parking
-  High Speed Internet (up to 1GB)
-  Building-wide WiFi
-  Phone Handset & Line / VOIP
-  Mail Room & Handling
-  Storage Facilities
-  Reception / Onsite Management
-  Breakout Areas
-  Exterior Breakout Garden Area
-  Kitchen & Dining Areas
-  All Energy Bills Included
-  Regular Cleaners
-  24 Hour Access, 7 days a week
-  Entryphone System
-  Passenger Lift



# Guide Pricing

## Value Workspace

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AS OF DATE PUBLISHED

Office Area SqFt	Number of Workstation	Total PCM	Internet PCM	Est.Electricity PCM	Estimated All Included PCM
98	1	£306	£50	£20	£376
163	2	£340	£50	£33	£423
188	3	£383	£50	£38	£471
268	4	£803	£50	£54	£906
323	5	£903	£50	£65	£1,017
401	6	£1,152	£50	£80	£1,282

OPTIONAL SITE SERVICES

Service	Price	Method of Payment
Parking	£150 PCM	In advance, monthly
Meeting Rooms	from £15 per hour	In arrears, monthly

- + Building has been elected for VAT which is not included in the prices above
- + Space is available to let on license agreements with flexible terms
- + Short leases are considered subject to availability and terms
- + Discounted Launch Pricing for a limited time only and subject to availability

THE GRANGE

MORDEN, LONDON SM4 5PQ





# Enquiries:

For further information about this business centre or to arrange a viewing please call **0203 725 7900** or email [sales@unitmanagement.co.uk](mailto:sales@unitmanagement.co.uk)

Alternatively, please visit [www.unitmanagement.co.uk](http://www.unitmanagement.co.uk) to view our extensive portfolio of flexible offices, workspace and business centres across South West London & Surrey.

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Brixton	The Link
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Kingston upon Thames	Endeavour House
Kingston upon Thames	Wheatfield Way
Morden / Wimbledon	The Grange ↩
Motspur Park	Abbott Court
Surbiton	Victory House
Surbiton	St James House
Teddington	Crest House
Teddington	Marvan Court
Tolworth	Argent Court
Tolworth	Argent House
Tolworth	Trident Court
Walton on Thames	Image Court
Walton on Thames	Rivendell Court
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