

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 Commercial

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: 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 JUNE 2026

Suite	Floor	Approx. sq. ft.	No. of Work Stations	List Price pcm	Desk Rate	£ per sq. ft.
PHM-303	3 rd	275	6	£802	134	£35
PHM-209b	2 nd	82	2	£239	120	£35
PHM-202	2 nd	300	6	£875	146	£35
PHM-206	2 nd	325	6	£948	158	£35
PHM-102b	1 st	270	6	£788	131	£35

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